



APPLICATION ACCEPTED: December 23, 2014 (Rezoning)
APPLICATION ACCEPTED: January 7, 2014 (Special Exception)
APPLICATION AMENDED: April 1, 2014, April 30, 2014, August 15, 2014,
October 7, 2014, and December 4, 2014
PLANNING COMMISSION: March 26, 2015
BOARD OF SUPERVISORS: April 7, 2015 at 2:30 p.m.

County of Fairfax, Virginia

March 11, 2015

STAFF REPORT

RZ 2014-PR-025 and SE 2014-PR-001

PROVIDENCE DISTRICT

APPLICANT: 7799 Leesburg Pike, LLLP

EXISTING ZONING: C-2, C-4, HC

PROPOSED ZONING C-4, HC

PARCEL(S): 39-2 ((1)) 45D part

LOCATION: 7799 Leesburg Pike

ACREAGE: 1.62 acres total
1.27 acres zoned C-4
0.35 acres zoned C-2

FAR: 1.65

OPEN SPACE: 15%

PLAN MAP: Office

SE CATEGORY: Category 5 Use: Commercial and Industrial Uses of Special Impact

Bob Katai

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



PROPOSAL:

The applicant seeks approval of a special exception to permit a hotel on C-4 zoned property. The applicant seeks to concurrently rezone the 0.35-acre C-2 portion of the site (road) to C-4.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2014-PR-025.

Staff recommends approval of SE 2014-PR-001 subject to the development conditions contained in Appendix 1.

Staff recommends that Par. 10 of Sect. 11-203 of the Zoning Ordinance be waived to permit loading spaces for the hotel to be located at the front of the building as shown on the SE Plat.

Staff recommends that Sect. 12-0515.6B of the Public Facilities Manual be modified to allow trees located above any proposed percolation trench or bio-retention areas to count towards county tree cover requirements as depicted on the SE Plat/GDP.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this Special Exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\bkatai\Residence Inn at Tysons\Staff Report and Conditions\00 - Consolidated Staff Report.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2014-PR-025



Applicant: 7799 LEESBURG PIKE, LLLP
Accepted: 12/23/2014
Proposed: COMMERCIAL (PRIVATE ROAD)
Area: 15482 SF OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: SOUTH SIDE OF LEESBURG PIKE
Located: APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH THE CAPITAL BELTWAY

Zoning: FROM C- 2 TO C- 4
Overlay Dist: HC
Map Ref Num: 039-2- /01/ /0045D

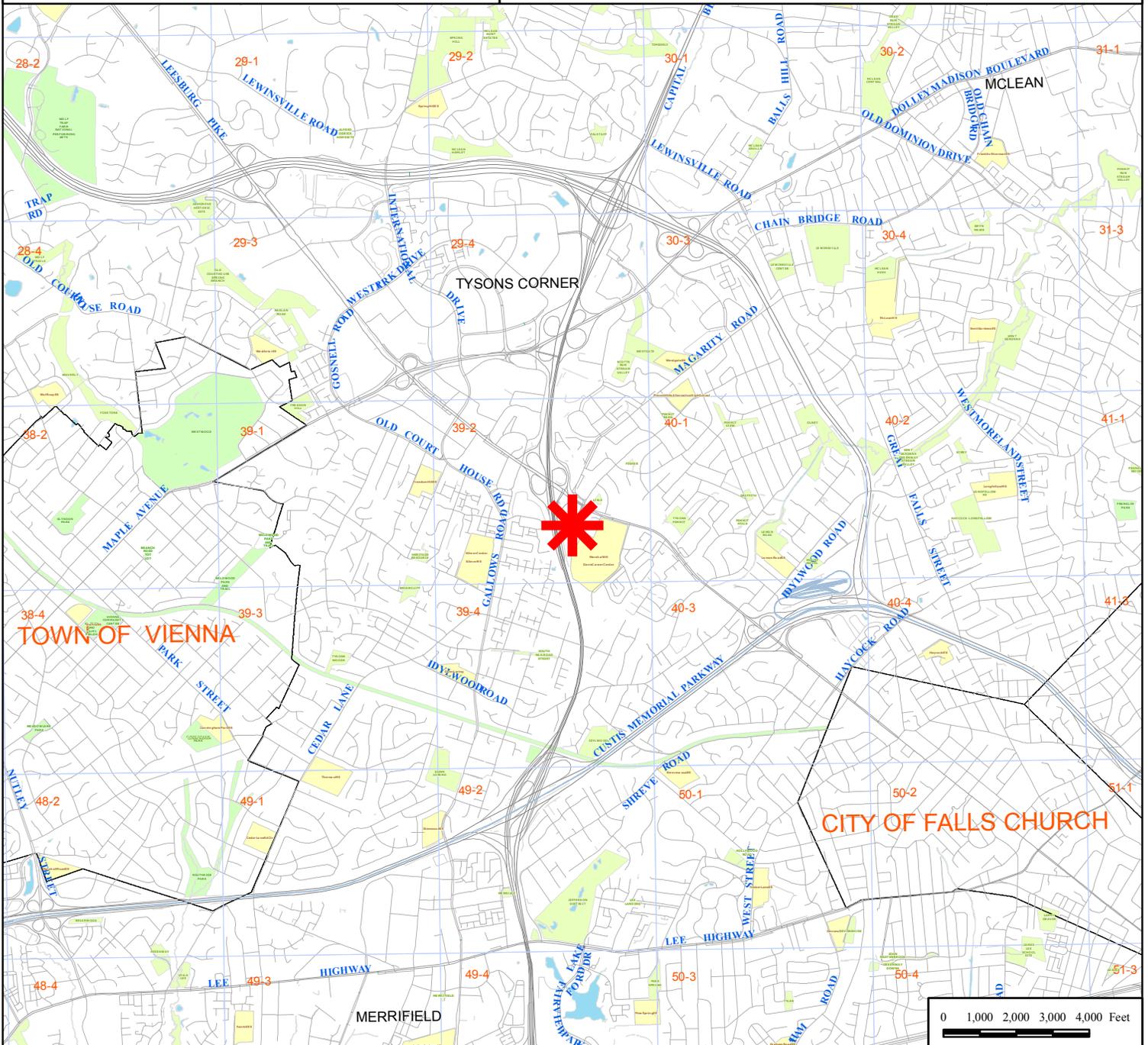


Special Exception

SE 2014-PR-001



Applicant: 7799 LEESBURG PIKE, LLLP C/O LERNER ENTERPRISES
Accepted: 01/07/2014
Proposed: HOTEL AND INCREASE IN BUILDING HEIGHT
Area: 1.62 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 04-040409-0607
Art 9 Group and Use: 5-14 6-03
Located: 7789 LEESBURG PIKE
Zoning: C-4
Plan Area: 1,
Overlay Dist: HC
Map Ref Num: 039-2- /01/ /0045D

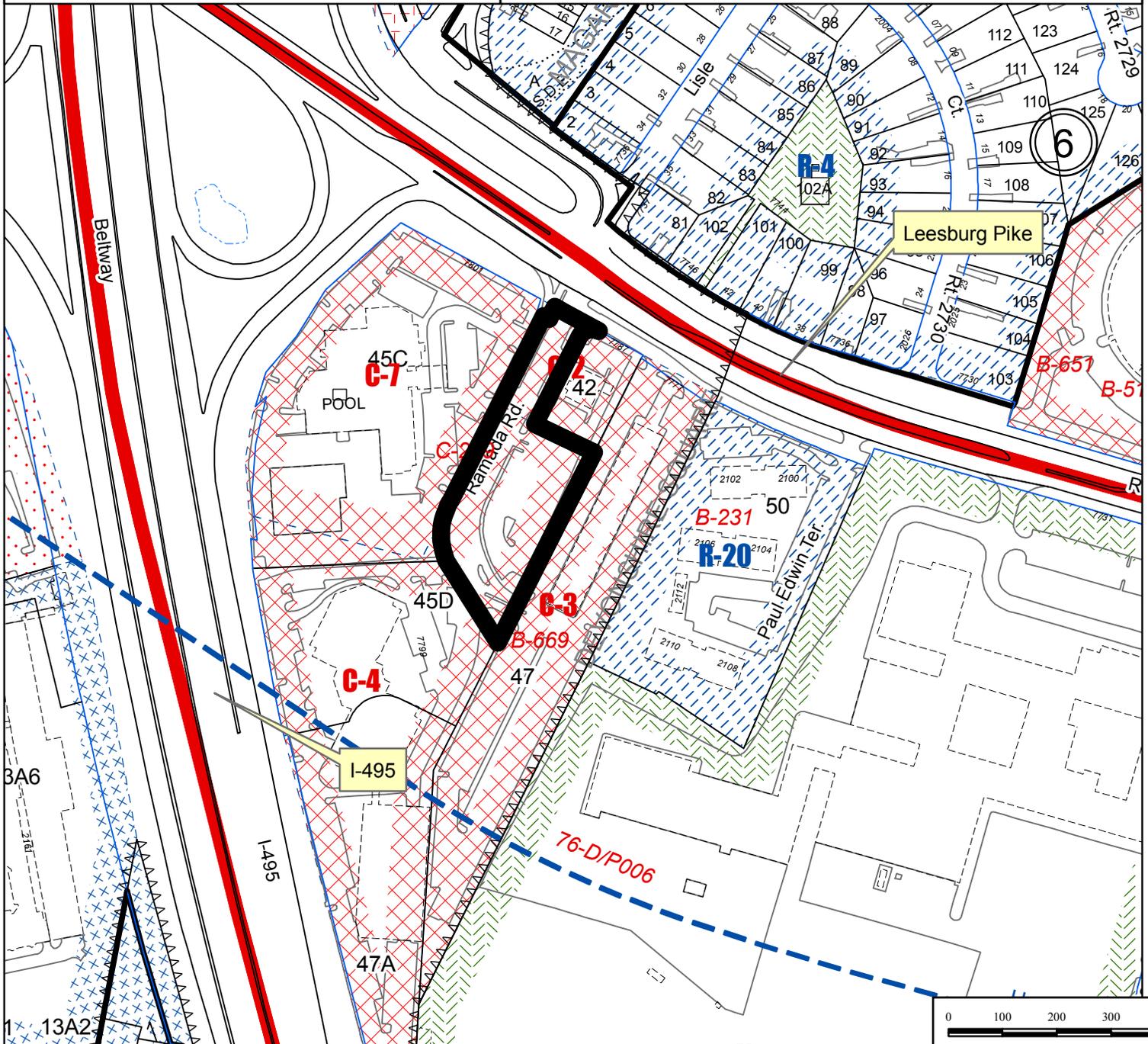


Special Exception

SE 2014-PR-001



Applicant: 7799 LEESBURG PIKE, LLLP C/O LERNER ENTERPRISES
Accepted: 01/07/2014
Proposed: HOTEL AND INCREASE IN BUILDING HEIGHT
Area: 1.62 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 04-040409-0607
Art 9 Group and Use: 5-14 6-03
Located: 7789 LEESBURG PIKE
Zoning: C-4
Plan Area: 1,
Overlay Dist: HC
Map Ref Num: 039-2- /01/ /0045D (pt)



RESIDENCE INN AT TYSONS

SPECIAL EXCEPTION PLAT / GENERALIZED DEVELOPMENT PLAN

SE 2014-PR-001



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 ROCKVILLE, MD 20852
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REVISION:
 DECEMBER 04, 2014
 OCTOBER 07, 2014
 AUGUST 15, 2014
 APRIL 30, 2014
 APRIL 01, 2014
 August 15, 2013
 SHEET 1 OF 19
 01-LERN1201-CV

GENERAL NOTES

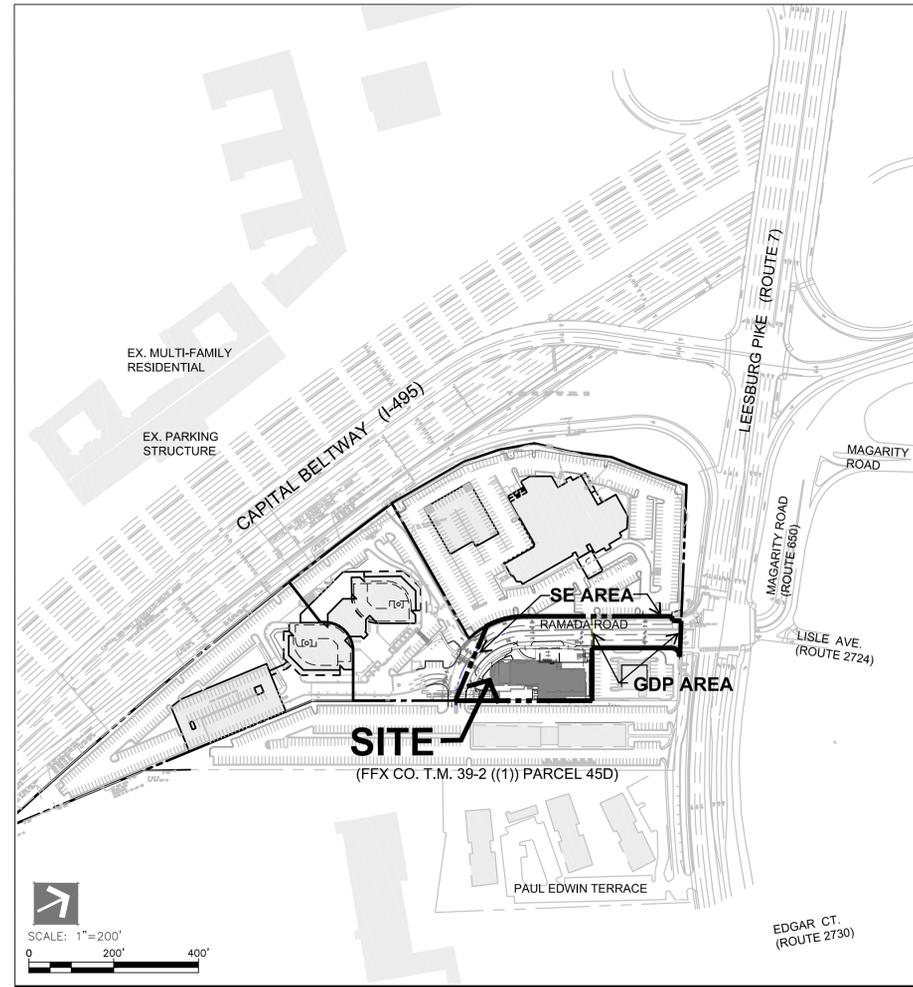
- THIS APPLICATION IS FOR A REZONING OF A PORTION OF THE SUBJECT PARCEL FROM C-2/HC TO C-4/HC, AND A SPECIAL EXCEPTION FOR A PROPOSED HOTEL USE WITHIN THE C-4/HC ZONING DISTRICT.
- THE AREA SUBJECT TO THE GENERALIZED DEVELOPMENT PLAN IS 0.35 AC. (15,482 S.F.) IN SIZE AND IDENTIFIED ON THE PLAT AS "LIMITS OF THE GENERALIZED DEVELOPMENT PLAN". THE AREA SUBJECT TO THIS SPECIAL EXCEPTION IS 1.62 ACRES (70,652 S.F.) IN SIZE AND IDENTIFIED ON THE PLAT AS "LIMITS OF SPECIAL EXCEPTION". THESE AREAS ARE WITHIN THE PROPERTY LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 39-2 ((1)) PARCEL 45D PART, AND IS IN THE NAME OF 7799 LEESBURG PIKE LP, AS RECORDED IN DEED BOOK 05902 PAGE 1553. THIS PROPERTY CONSISTS OF 4.272 ACRES (186,108 SF) AND IS CURRENTLY ZONED C-2/HC AND C-4/HC.
- THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING PARKING LOT AND PRIVATE TRAVEL WAY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE EAST SIDE DISTRICT - BELTWAY/ROUTE 7 SUBDISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR TYSONS CORNER URBAN CENTER.
- THE COMPREHENSIVE PLAN DOES NOT INDICATE ANY TRAILS ON THE SITE.
- A FIELD SURVEY WAS PERFORMED BY PENNONI (PHR-A) UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR IN APRIL 2012 FOR THE HOTEL SITE AND RAMADA DRIVE. TWO (2) FOOT CONTOUR INTERVALS ARE PROVIDED. THE MEETS AND BOUNDS PROVIDED AROUND THE GDP AND SE AREAS WERE PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR.
- KNOWN UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY ARE SHOWN ON THE PLAN.
- THE SITE IS IN THE PIMMIT RUN WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITE EXISTS ON THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE PRESENT ON SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355: ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA /DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND /OR PETROLEUM PRODUCTS STORED UNDERGROUND AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY SUCH SUBSTANCES ON SITE.
- THE SITE IS CURRENTLY DEVELOPED AND HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- NO FLOOD PLAINS, RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDORS EXIST ON THE SITE.
- MECHANICAL EQUIPMENT IS LOCATED IN THE UNDERGROUND GARAGE AND PENTHOUSE, AND IS EXCLUDED FROM GROSS FLOOR AREA (GFA) AND FLOOR AREA RATIO (FAR) COMPUTATIONS. ACCESSORY STRUCTURES MAY BE PLACED ON THE ROOF OF THE PENTHOUSE IN ACCORDANCE WITH SECTION 2-506 OF THE ZONING ORDINANCE.
- PUBLIC SANITARY SEWER SERVICE WILL BE PROVIDED TO THE PROPOSED DEVELOPMENT BY AN EXTENSION FROM AN EXISTING SANITARY MANHOLE LOCATED RAMADA DRIVE. PUBLIC WATER WILL BE PROVIDED BY AN EXTENSION FROM THE EXISTING MAIN ON THE SITE (RELOCATION FROM THE HOTEL SITE INTO RAMADA DRIVE WILL OCCUR WITH THIS PROJECT). DETAILED DESIGN SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
- INGRESS AND EGRESS TO THE PROPERTY IS VIA RAMADA DRIVE, A PRIVATE TRAVEL WAY WITH EXISTING ACCESS EASEMENTS CURRENTLY IN PLACE.
- THE BUILDING REPRESENTED ON THE SPECIAL EXCEPTION PLAT (SEP) IS ILLUSTRATIVE AND SUBJECT TO A VARYING FOOTPRINT BASED ON FINAL ARCHITECTURE AND ENGINEERING. THE FOOTPRINT MAY CHANGE AT THE TIME OF FINAL SITE PLAN AS LONG AS THE BUILDING SETBACKS SHOWN ON THE SEP AND MAXIMUM FAR ARE MAINTAINED. MINOR MODIFICATIONS TO ALL FEATURES SHOWN ON THE SEP MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE. (ON-SITE LANDSCAPE AND STREETSCAPE DESIGNS AND ELEMENTS SHALL BE CONSISTENT WITH SHEETS 5 AND 6 SUBJECT TO FINAL APPROVAL BY THE URBAN FORESTRY MANAGEMENT DIVISION AT THE TIME OF SITE PLAN.) ADDITIONAL SITE FEATURES SUCH AS SIGNS, FLAGPOLES, FENCES AND WALLS NOT SHOWN ON THE SEP MAY BE PROVIDED.
- FINAL LOCATION OF BUILDING MOUNTED AND FREESTANDING SIGNS TO BE DETERMINED DURING SITE PLAN REVIEW. ALL SIGNAGE WILL COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE.
- THE DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO OWNER DISCRETION. REGARDING PHASING, THE APPLICANT DOES NOT ANTICIPATE PHASING THE CONSTRUCTION OF THE BUILDING SHOWN ON SHEET 4.
- LIMITS OF CLEARING AND GRADING EXTEND TO AND GENERALLY COINCIDE WITH THE SIDE PROPERTY LINES AND THAT SHOWN ON THE SEP IN RAMADA DRIVE, WITH THE EXCEPTION OF POSSIBLE ROADWAY CONSTRUCTION AND UTILITY EXTENSIONS THAT MAY BE REQUIRED BEYOND THE LIMITS SHOWN AS DETERMINED BY FINAL ENGINEERING AND DESIGN.
- THE ARCHITECTURAL DESIGN SHOWN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE ELEVATIONS AND RENDERINGS SHOWN HEREIN, AND CONSISTENT WITH EXISTING BUILDINGS ON THE PROPERTY.
- THE APPLICANT RESERVES THE RIGHT TO CREATE AN INTERNAL DIVISION LINE FOR THE HOTEL, WHICH WILL BE USED FOR OWNERSHIP AND TAX PURPOSES ONLY. THE SUBDIVISION PLAT AND ALL FUTURE SITE PLANS SHALL STATE THAT THE NEW LOT AND THE REMAINING PORTION OF PARCEL 45D SHALL BE CONSIDERED A SINGLE UNIT FOR THE PURPOSES OF APPLICATION OF THE ZONING ORDINANCE. THE NEW DIVISION LINE WILL NOT ESTABLISH A NEW BUILDING SETBACK LINE, NOR WILL THE DIVISION BE CONTRARY TO THE MINIMUM LOT AREA REQUIREMENT OF THE C-4 DISTRICT.
- PARCELS 45D AND 47A SHALL BE CONSIDERED A SINGLE UNIT FOR PURPOSES OF APPLICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE.

ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS:

TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE FOLLOWING:

- A WAIVER FROM THE REQUIRED LOADING SPACES FOR THE HOTEL PURSUANT TO ZONING ORDINANCE - 11-203 (10). LOADING FOR THE HOTEL WILL OCCUR IN THE FRONT OF THE BUILDING.

VICINITY MAP



PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATION REQUESTS:

TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH APPLICABLE PFM STANDARDS AND REGULATIONS WITH THE EXCEPTION OF THE FOLLOWING:

- MODIFICATION OF PFM SECTION 7-082.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARDS THE NUMBER OF REQUIRED PARKING SPACES. *
 - MODIFICATION OF PFM SECTION 12-0515.6B TO ALLOW FOR TREE TO BE LOCATED ABOVE UTILITIES ASSOCIATED WITH THE BIO-RETENTION UTILITIES OF WHICH THOSE TREES ARE PART OF, AND TO RECEIVE TREE COVER CREDIT FOR THESE TREES. *
- * PFM MODIFICATION REQUIRES DIRECTOR APPROVAL. APPLICANT REQUESTS THE BOARD SUPPORT THIS WAIVER OR MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THIS WAIVER OR MODIFICATION AT SITE PLAN.

SITE TABULATIONS

TAX MAP:	39-2 ((1)) PARCEL 45D part
EXISTING ZONE:	C-2/HC AND C-4/HC
PROPOSED ZONE:	C-4/HC
USE:	HOTEL WITH 155 ROOMS
PROPOSED GROSS FLOOR AREA:	116,576 S.F.
AREA OF SPECIAL EXCEPTION:	70,652 S.F. (1.62 AC.)
AREA OF GENERALIZED DEVELOPMENT PLAN:	15,482 S.F. (0.35 AC.)

	REQUIRED	PROVIDED
PROPOSED FAR (FOR SE)	1.65	
OPEN SPACE (FOR SE)	15%	15%
BUILDING HEIGHT:	120 FEET	120 +/- FEET TO BLDG. ROOF
YARDS (2) :		
FRONT	CONTROLLED BY A 25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET	235 +/- FEET
SIDE	NO REQUIREMENT	1 +/- FEET
REAR	CONTROLLED BY A 20 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET	N/A (1)
PARKING (5):	132 SPACES (2)	2 SURFACE SPACES 132 GARAGE SPACES 134 TOTAL SPACES (3)

FOOTNOTES:

- THE ZONING ADMINISTRATOR HAS DETERMINED THAT THE MINIMUM YARD REQUIREMENTS FOR THIS SPECIAL EXCEPTION ARE BASED ON THE PROPERTY BOUNDRIES OF PARCEL 45D, AND THAT THE PROPERTY LINES ADJACENT TO THE PROPOSED HOTEL ARE DEEMED SIDE YARDS. PARCEL 45D IS A THROUGH LOT WITH NO REAR LOT LINE.
- PER ZONING ORDANCE ARTICLE 6 509 1.A, 132 SPACES IS MINIMUM FOR HOTEL USE.
- APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER OF PARKING SPACES PROVIDED AT THE TIME OF FINAL SITE PLAN UPWARDS BY 7 SPACES (LESS THAN 5%) OR DOWNWARDS (NOT LESS THAN THE MINIMUM REQUIRED SPACES OF 132) DEPENDING ON FINAL ENGINEERING, COLUMN SPACING, SIZE AND CAPACITY OF MECHANICAL EQUIPMENT OR OTHER SIMILAR REASONS.

REV. 2014-12-04

Pennoni Associates Inc.

14532 Lee Road
Chantilly, VA 20151 - 703.449.6700

Engineers • Surveyors • Planners • Landscape Architects

Pennoni

PROFESSIONAL SEAL



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

NOTES AND TABULATIONS

RESIDENCE INN AT TYSONS

PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201	2 OF 19
SCALE 1" = 200'	DATE 2013-08-15
DRAWN BY SME	APPROVED DHS
DRAWING NO. CS0002	SE2014-PR-001

EXISTING VEGETATION COVER TYPE SUMMARY TABLE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	TOTAL AREA	ADDITIONAL COMMENTS & CONDITION DESCRIPTION:
A DEVELOPED	LANDSCAPED AREAS, LAWN AREAS, BUILDINGS, PAVED PARKING AREAS, AND INTERIOR PARKING LOT LANDSCAPING. SHADE TREE SPECIES CONSIST OF QUERCUS SPP. INCLUDING QUERCUS PALUSTRIS / PIN OAK, LIQUIDAMBAR STRYACIFLUA (LS) / SWEET GUM, AND GLEDITSIA TRIACANTHOS (GT) / HONEY LOCUST. EVERGREEN SPECIES INCLUDE PINUS SPECIES, THUJA SPECIES (TN), AND ILEX X ATTENUATE FOSTER (IF). SECONDARY SPECIES INCLUDE THE FOLLOWING ORNAMENTAL TREES: ACER GINNALA (AG) / AMUR MAPLE, ACER PALMATUM (AP) / JAPANESE MAPLE, LAGERSTROEMIA INDICA (LI) / CRAPE MYRTLE, AND PRUNUS SPECIES. UNDERSTORY CONSISTS OF MULCH BEDS CONTAINING ORNAMENTAL SHRUB PLANTINGS AND AREAS OF GROUND COVER.	N/A	GOOD	4.27 AC± (PARCEL 45D)	THE VEGETATION CONSISTS OF WELL-MAINTAINED LANDSCAPE PLANTINGS INCLUDING LARGE EVERGREEN AND DECIDUOUS TREES. VEGETATION IS GENERALLY IN GOOD HEALTH WITH NO APPARENT PROBLEMS
TOTAL COVER AREA				4.27 AC±	

TREE PRESERVATION TARGET CALCULATION (1):

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) = 24,060 SF	0.56 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	12.93 %
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 2.4) =	10.00 %
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	1.29 %
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION = (2)	15 %
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE JUSTIFICATIONS LISTED IN § 12-507.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED.	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH § 12-507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

- (1) ENTIRE PARCEL 45D
- (2) FOR TREE SAVE AREA AND 10 YEAR CANOPY CALCULATIONS SEE LANDSCAPE PLAN (SHEET CS0003).

SITE AREA SUMMARY

GROSS SITE AREA (PARCEL 45D)
SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTAGE
ADJUSTED GROSS SITE AREA

186,108 SF / 4.273 AC.
0.0 AC.
186,108 SF / 4.273 AC.

EXISTING VEGETATION LEGEND

- EXISTING TREES PER FIELD SURVEY PERFORMED BY PHR+A 2012 (SEE TREE TABLE AT RIGHT)
- APPROXIMATE LOCATION OF EXISTING TREES TAKEN FROM AVAILABLE RECORDS AND VERIFIED IN THE FIELD
- HATCHED AREAS INDICATE EXISTING TREE COVER AREA TO BE PRESERVED.
- EX. ON-SITE TREES TO BE REMOVED WITH PROPOSED CONDITION.
- EX. OFF-SITE TREES REQUIRING PERMISSION FROM OWNER PENDING.

EX. STORM PIPE TABLE

STRUCTURE	TO	FROM	PIPE DESCRIPTION
B	A		105.7'-48" RCP @ 0.38%
E	D		143.4'-15" RCP @ 3.74%
F	E		114.2'-15" RCP @ 4.19%
H	I		31.66'-18" RCP @ 3.82%
H	I		110.4'-15" RCP @ 3.62%

EX. SANITARY PIPE TABLE

STRUCTURE	TO	FROM	PIPE DESCRIPTION
2	1		218.4'-8" PVC @ 6.29%

EX. SANITARY SEWER TABLE

- EX 1 MANHOLE
TOP = 478.39'
INV. IN = 468.85' (EX 8" PVC FROM CLEANOUT)
INV. OUT = 468.61' (EX 8" PVC TO 2)
- EX 2 MANHOLE
TOP = 465.55'
INV. IN = 454.88' (EX 8" PVC FROM 1)
INV. OUT = 454.56' (EX 8" PVC TO SOUTHWEST)

EXISTING STORM TABLE

- EX A MANHOLE
TOP = 475.62'
INV. OUT = 468.32' (EX 48" RCP TO B)
- EX B MANHOLE
TOP = 478.00'
INV. IN = 474.79' (EX OVERFLOW)
INV. IN = 467.95' (EX 6"x6" SQ UNKNOWN)
INV. IN = 467.92' (EX 48" RCP FROM A)
INV. OUT = 467.59' (EX 15" RCP TO C)
- EX C MANHOLE
TOP = 472.83
(INVERTS CAN NOT BE DETERMINED DUE TO DEBRIS)
- EX D MANHOLE
TOP = 469.01'
INV. IN = 463.54' (EX 15" RCP FROM C)
INV. OUT = 461.76' (EX 15" RCP TO E)
- EX E MANHOLE
TOP = 461.68'
INV. IN = 456.40' (EX 15" RCP FROM D)
INV. OUT = 456.24' (EX 15" RCP TO)
- EX F MANHOLE
TOP = 457.06'
INV. IN = 451.45' (EX 15" RCP FROM E)
INV. OUT = 450.84' (EX 18" CMP TO UNDERGROUND ST)
- EX G MANHOLE
TOP = 460.33'
INV. IN = 450.75' (EX 15" RCP FROM SOUTHWEST)
INV. OUT = 450.50' (EX 15" RCP TO H)
- EX H MANHOLE
TOP = 450.78'
INV. IN = 446.50' (EX 15" RCP FROM G)
INV. IN = 447.73' (EX 18" RCP FROM I)
INV. OUT = 445.12' (EX 18" RCP TO SOUTHWEST)
- EX I MANHOLE
TOP = 456.32'
INV. IN = 454.27' (EX OVERFLOW)
INV. IN = 449.12' (EX 60" CMP FROM UNDERGROUND P)
INV. IN = 449.02' (EX 10" PVC UNKNOWN)
INV. OUT = 448.94' (EX 18" RCP TO H)
- EX J STORM GRATE
TOP = 455.86'
INV. = 449.39' (BOTTOM OF UNDERGROUND PIPE)
- EX K MANHOLE
TOP = 458.11'
INV. = 449.27' (BOTTOM OF UNDERGROUND PIPE)
- EX L STORM GRATE
TOP = 457.53'
INV. = 448.96' (BOTTOM OF UNDERGROUND PIPE)

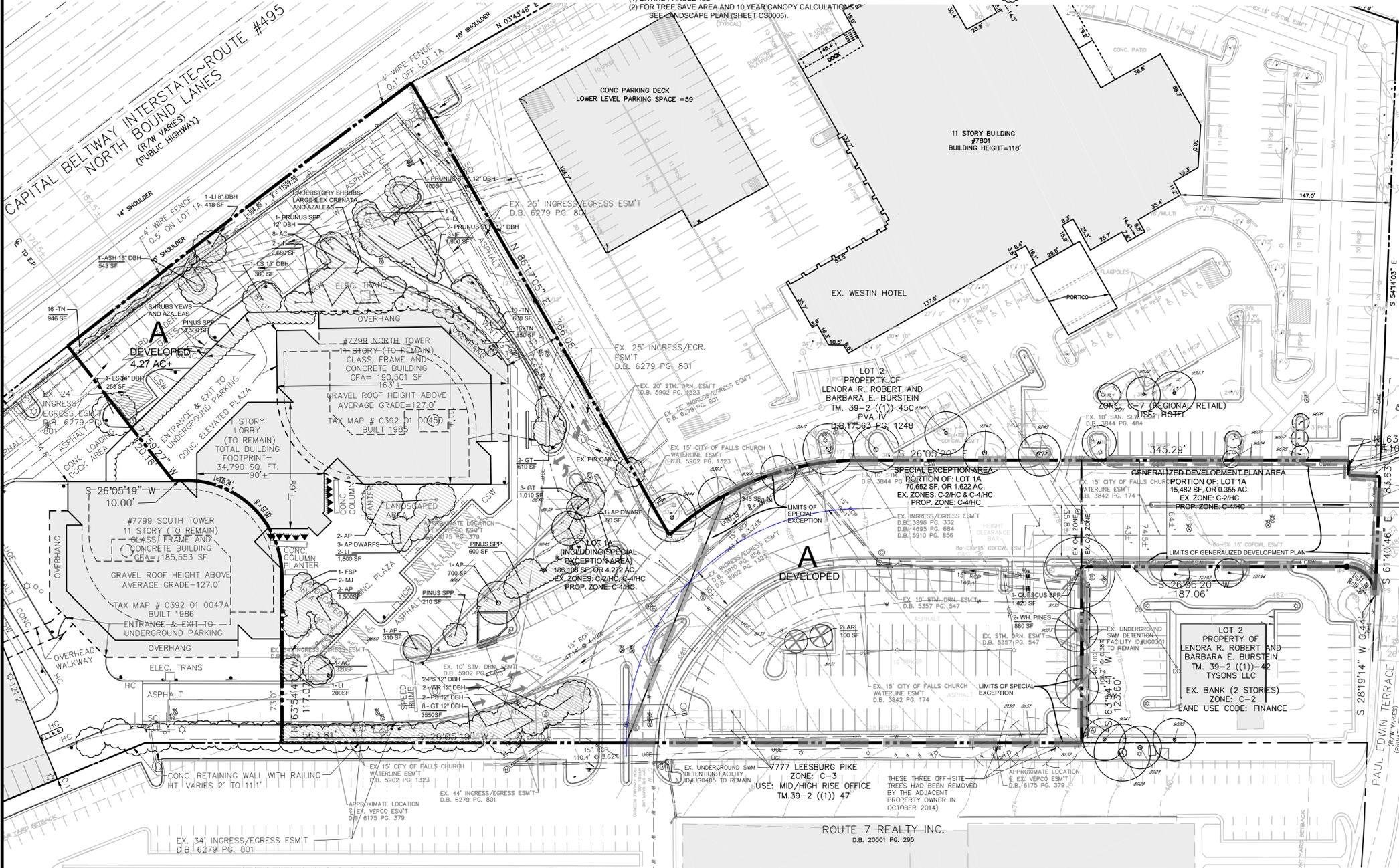
EXISTING TREE TABLE

ON-SITE TREES		OFF-SITE TREES	
POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
8131	DT 9IN 8FT	9023	PIN 18IN 15FT
8132	DT 6IN 8FT	9024	PIN 18IN 15FT
		9135	OAK 33IN 25FT

POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
8150	PIN 19IN 18FT	9038	DT 12IN 15FT
8151	PIN 19IN 18FT	9041	DT 13IN 15FT
8152	PIN 18IN 15FT	9240	DT 24IN 15FT
8366	DT 15IN 12FT	9242	DT 18IN 15FT
8371	DT 20IN 18FT	9248	DT 12IN 15FT
8442	DT 18IN 12FT	9249	DT 18IN 16FT
8444	DT 15IN 17FT	9384	DT 10IN 12FT
8638	DT 8IN 8FT	9521	DT 8IN 8FT
8640	DT 9IN 12FT	9522	DT 10IN 12FT
8645	DT 7IN 12FT	9523	DT 12IN 15FT
8649	DT 8IN 5FT	9604	DT 2IN 6FT
8660	DT 9IN 10FT	9605	DT 2IN 6FT
8661	DT 18IN 15FT	9606	DT 2IN 6FT
8923	DT 36IN 20FT	9607	DT 2IN 6FT
8924	DT 18IN 15FT	9608	DT 2IN 6FT
		10193	DT 8IN 10FT
		10194	DT 8IN 10FT

NOTES:

- 1. REFER TO SHEET 2 FOR SOURCE OF EXISTING CONDITIONS INFORMATION.
- 2. TRAFFIC GATES SHOWN ON THIS PLAN ARE FROM PROPOSED PLANS, NOT "AS-BUILT".



Pennoni Associates Inc.

14532 Lee Road
Chantilly, VA 20151 - 703.449.6700

PROFESSIONAL SEAL

DAVID H. STEIGLER
Lic. No. 609
2014-04-01

LANDSCAPE ARCHITECT

EXISTING CONDITIONS / EXISTING VEGETATION MAP

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PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

PROJECT NO.
LERN1201

3 OF 13

ISSUED FOR: _____ REV. DATE BY

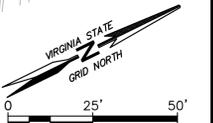
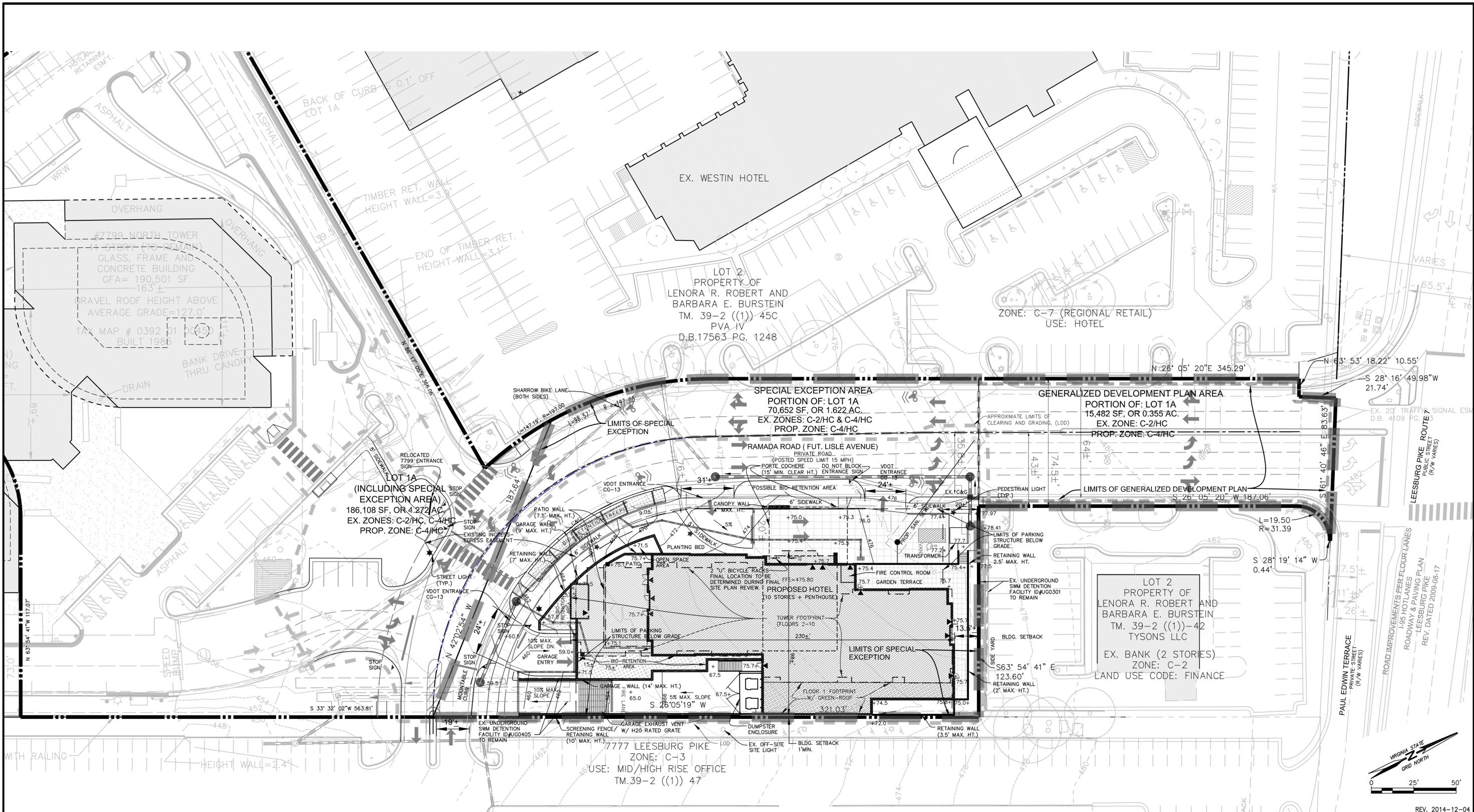
SCALE
1" = 40'

DATE
2013-08-15

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SME

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DRAWING NO.
CS0003



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SPECIAL EXCEPTION PLAT / GENERALIZED DEVELOPMENT PLAN

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201
4 OF 19
SCALE 1" = 25'
DATE 2013-08-15
DRAWN BY SME
APPROVED DHS
DRAWING NO. SE2014-PR-001
CS0004

VA-PROJECTS/LEARN/1201-7799-LENNER HOTEL/LESSBURG PIKE/LEARN/1201-SP-OPTION A/LWG PLOTTED: 12/4/2014 2:23:07 PM BY: STEPHEN ESCHER PROJECT: PENNONI NCS 11.51B. PROJECT STATUS: -----

NOTES:

- TREE COVER CALCULATIONS ARE BASED ON EXISTING PRESERVED VEGETATION WITHIN AREAS OF THE SUBJECT PROPERTY THAT ARE UNDISTURBED AND PROPOSED TREES WITHIN THE AREAS OF PROPOSED DISTURBANCE.
- A MODIFICATION OF PFM SECTION 12-0515.6B TO ALLOW TREES LOCATED IN A BIO-RETENTION AREA TO COUNT TOWARDS 10-YEAR TREE CANOPY REQUIREMENTS THEREFORE THE OWNER WILL REPLACE ANY TREE REMOVED TO FACILITATE MAINTENANCE OR REPAIR OF THE BIO-RETENTION FACILITY.
- THE LOCATIONS AND LIMITS OF EXISTING VEGETATION TO BE PRESERVED ON THE UNDISTURBED SOUTHERN PORTION OF THE SUBJECT PROPERTY (THE EXISTING OFFICE DEVELOPMENT PORTION OF THE SITE) ARE BASED ON AVAILABLE RECORDS AND FIELD OBSERVATION MAY 2012.
- THE LOCATIONS AND LIMITS OF EXISTING TREE COVER TO BE PRESERVED ON THE PORTION OF THE SITE THAT IS PROPOSED TO BE REDEVELOPED ARE FROM FIELD SURVEY PERFORMED BY PHR+A PERENNIAL COMPANY, APRIL 2012. SEE NOTES AND TABULATIONS SHEET FOR DIAGRAM OF SOURCE OF EXISTING CONDITIONS INFORMATION.

LANDSCAPE LEGEND

- DECIDUOUS TREE (CATEGORY III, AND IV)**
 - RED MAPLE, ACER RUBRUM
 - WILLOW OAK, QUERCUS PHELLOS
 - SWAMP WHITE OAK, QUERCUS BICOLOR
 - SYCAMORE, PLATANUS OCCIDENTALIS
 - SWEET GUM, LIQUIDAMBER STRACIFLUA
 - GLEDITSIA TRIACANTHOS NERMIS, HONEYLOCUST
- EVERGREEN TREES (CATEGORY I, II, AND IV)**
 - AMERICAN HOLLY, ILEX OPACA - (CAT. II)
 - AMERICAN ARBORVITAE, THUJA OCCIDENTALIS 'NIGRA' - (CAT. 1)
 - MAGNOLIA GRANDIFLORA, SOUTHERN MAGNOLIA - (CAT. IV)
- ORNAMENTAL DECIDUOUS TREES (CATEGORY I, AND II)**
 - JAPANESE MAPLE, ACER PALMATUM
 - DWARF SERVICEBERRY, AMELANCHIER LAEVIS
 - CRAPEMYRTLE, LAGERSTROEMIA X 'LIPAN'
- SHRUBS**
 - DWARF SUMMERSWEET, CLETHRA ALNIFOLIA 'HUMMINGBIRD'
 - AM. BEAUTYBUSH, CALLICARPA AMERICANA
 - WHITE AZALEA, RHODODENDRON X 'HARDY GARDENIA'
 - KNOCKOUT ROSE, ROSA X KNOCKOUT
 - EUONYMUS KIALTUSCHOVICUS 'MANHATTAN', 'MANHATTAN' EUONYMUS
 - DWARF CHERRY LAUREL, PRUNUS LAURO-CERASUS 'OTTO LUYKEN'
 - ST. JOHN'S WORT, HYPERICUM DENSI-FLOSUM
- GROUND COVER & PERENNIALS**
 - BLACK-EYE SUSAN, RUDBECKIA HIRTA
 - CARDINAL FLOWER, LOBELIA CARDINALIS
 - HARLEQUIN BLUE FLAG, IRIS VERSICOLOR
 - LILLY TURF, LIRIOPE MUSCARI

THE ABOVE PLANT LIST SHOWS THE INTENT AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL DESIGN AND PLANT MATERIAL WILL BE DETERMINED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

PRELIMINARY 10-YEAR TREE CANOPY CALCULATION WORKSHEET

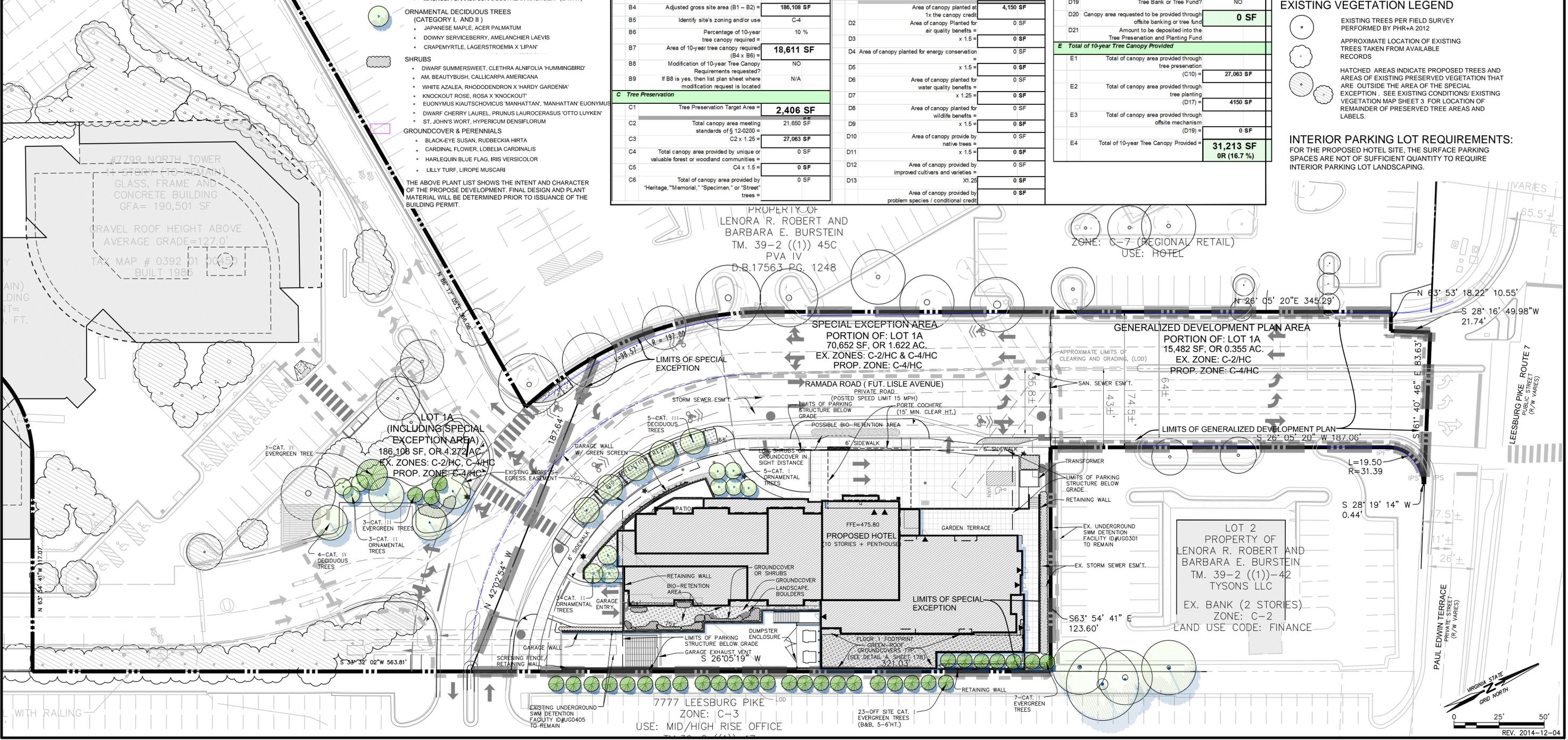
A Tree Preservation Target and Statement		C7		D14	
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations see § 12-0507.2 for list of required elements and worksheet	C6 x 1.5 to 3.0 =	0 SF	D14	Area of canopy provided through tree seedlings = x1.0
		C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	D15	Area of canopy provided through native shrubs or woody seed mix = x1.0
		C9	C8 x 1.0 =	D16	Percentage of D14 represented by D15 =
		C10	Total of C3, C5, C7 and C9 =	D17	Total of canopy area provided through tree planting =
			27,063 SF	D18	Is an offsite planting relief requested? NO
B Tree Canopy Requirement		D Tree Planting		E Total of 10-year Tree Canopy Provided	
B1	Identify gross site area = (Parcel 45D)	D1	Area of canopy to be met through tree planting (B7-C10) =	E1	Total of canopy area provided through tree preservation (C10) =
B2			4,150 SF	E2	Total of canopy area provided through tree planting (D17) =
B3	Subtract area of exemptions =	D2	Area of canopy planted at 1x the canopy credit for air quality benefits =	E3	Total of canopy area provided through offsite mechanism (D19) =
B4	Adjusted gross site area (B1 - B2) =	D3	x 1.5 =	E4	Total of 10-year Tree Canopy Provided =
B5	Identify site's zoning and/or use = C-4	D4	Area of canopy planted for energy conservation =		31,213 SF
B6	Percentage of 10-year tree canopy required = 10 %	D5	x 1.5 =		OR (16.7 %)
B7	Area of 10-year tree canopy required (B4 x B6) =	D6	Area of canopy planted for water quality benefits = x 1.25 =		
B8	Modification of 10-year Tree Canopy Requirements requested? NO	D7	Area of canopy planted for wildlife benefits = x 1.5 =		
B9	If B8 is yes, then list plan sheet where modification request is located = N/A	D8	Area of canopy planted for improved cultivars and varieties = x1.25 =		
		D9	Area of canopy provided by native trees = x 1.5 =		
		D10	Area of canopy provided by improved cultivars and varieties =		
		D11	Area of canopy provided by problem species / conditional credit =		
		D12			
		D13			
C Tree Preservation					
C1	Tree Preservation Target Area =				
	2,406 SF				
C2	Total canopy area meeting standards of § 12-0200 =				
	27,063 SF				
C3	Total canopy area provided by unique or valuable forest or woodland communities =				
	0 SF				
C4	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =				
	0 SF				
C5					
C6					

PROPOSED CREDIT PROVIDED BY PLANTING ON SITE (D 17) 4,150 SF

5 CAT. I DECIDUOUS TREES @ 75 SF =	375 SF
6 CAT. II DECIDUOUS TREES @ 125 SF =	750 SF
5 CAT. III DECIDUOUS TREES @ 175 SF =	875 SF
4 CAT. IV DECIDUOUS TREES @ 250 SF =	1,000 SF
7 CAT. I EVERGREEN TREES @ 75 SF =	525 SF
3 CAT. II EVERGREEN TREES @ 125 SF =	375 SF
1 CAT. IV EVERGREEN TREES @ 250 SF =	250 SF

- EXISTING VEGETATION LEGEND**
- EXISTING TREES PER FIELD SURVEY PERFORMED BY PHR+A 2012
 - APPROXIMATE LOCATION OF EXISTING TREES TAKEN FROM AVAILABLE RECORDS
 - HATCHED AREAS INDICATE PROPOSED TREES AND AREAS OF EXISTING PRESERVED VEGETATION THAT ARE OUTSIDE THE AREA OF THE SPECIAL EXCEPTION. SEE EXISTING CONDITIONS/ EXISTING VEGETATION MAP SHEET 3 FOR LOCATION OF REMAINDER OF PRESERVED TREE AREAS AND LABELS.

INTERIOR PARKING LOT REQUIREMENTS:
FOR THE PROPOSED HOTEL SITE, THE SURFACE PARKING SPACES ARE NOT OF SUFFICIENT QUANTITY TO REQUIRE INTERIOR PARKING LOT LANDSCAPING.



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LANDSCAPE PLAN

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

PROFESSIONAL SEAL

DAVID H. STEIGLER
Lic. No. 609
12-04-2014

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ISSUED FOR:	REV.	DATE	BY

PROJECT NO. **LERN1201**

5 OF 19

SCALE DATE

2013-08-15

DRAWN BY **SME** APPROVED **DHS**

DRAWING NO. SE2014-PR-001

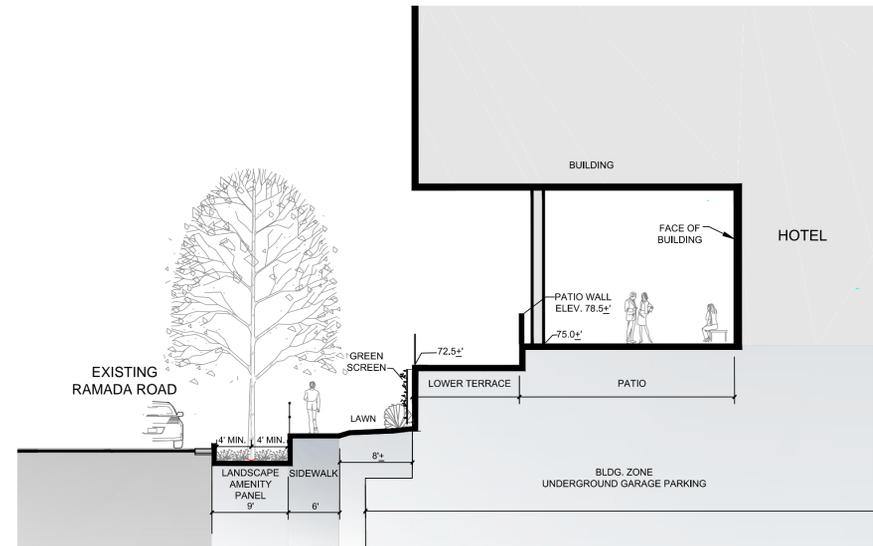
CS0005



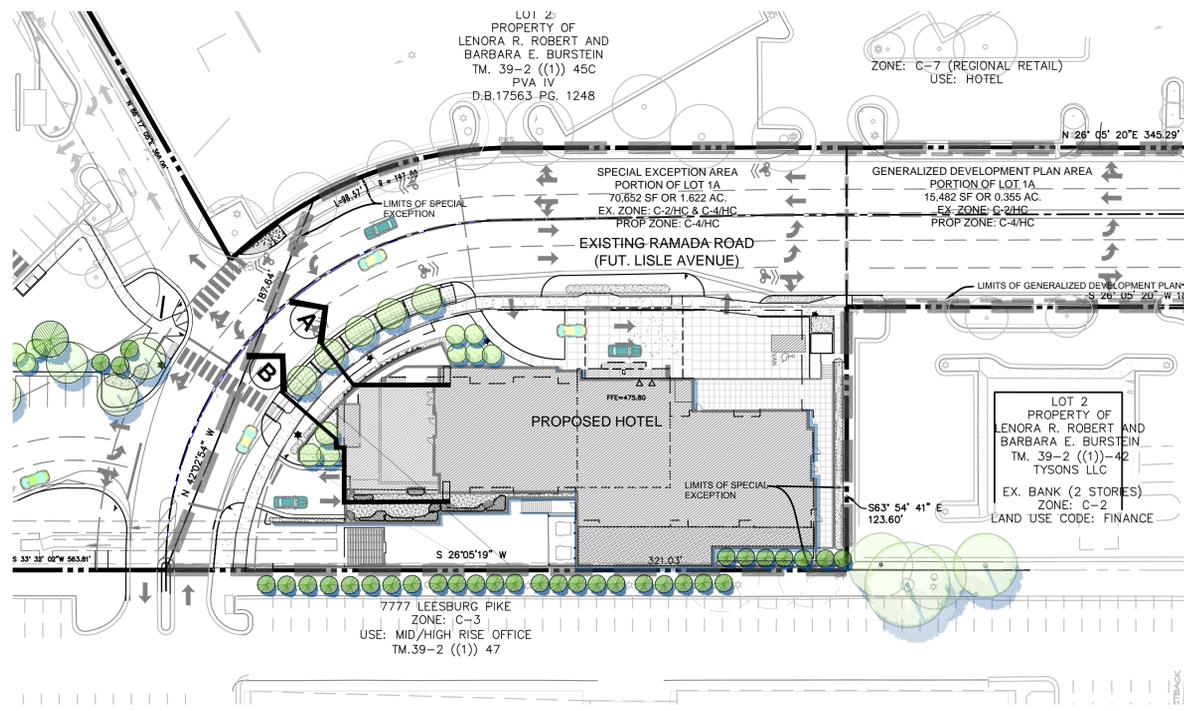
STREET LIGHT AND PEDESTRIAN LIGHT
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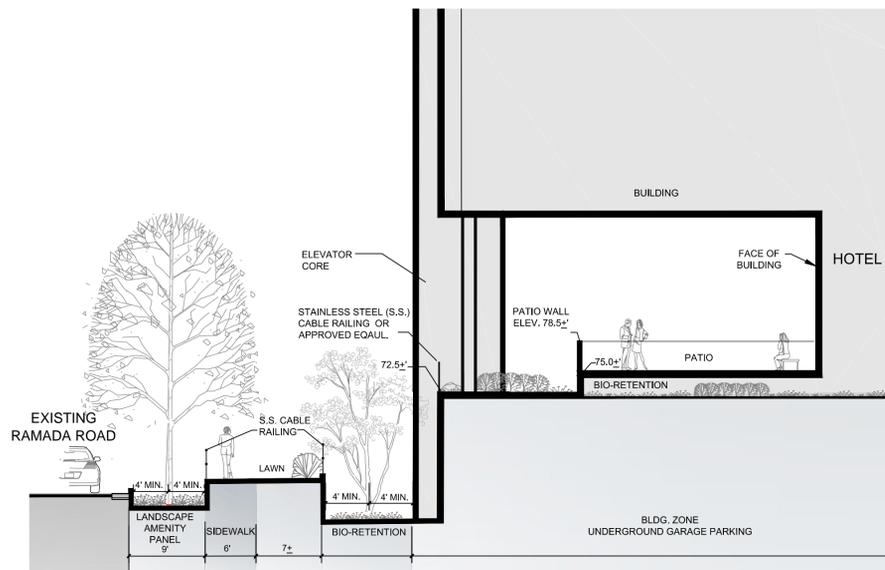
BIO-RETENTION TREE PITS
SCALE: NTS



SECTION A
SCALE: 1"=10'-0"



KEY MAP
SCALE: 1" = 40'-0"



SECTION B
SCALE: 1"=10'-0"

THE ABOVE STREETScape ELEMENTS SHOWS THE INTENT AND CHARACTER OF THE PROPOSE DEVELOPMENT. FINAL DESIGN AND PLANT MATERIAL WILL BE DETERMINED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

0 40' 80'
REV. 2014-12-04

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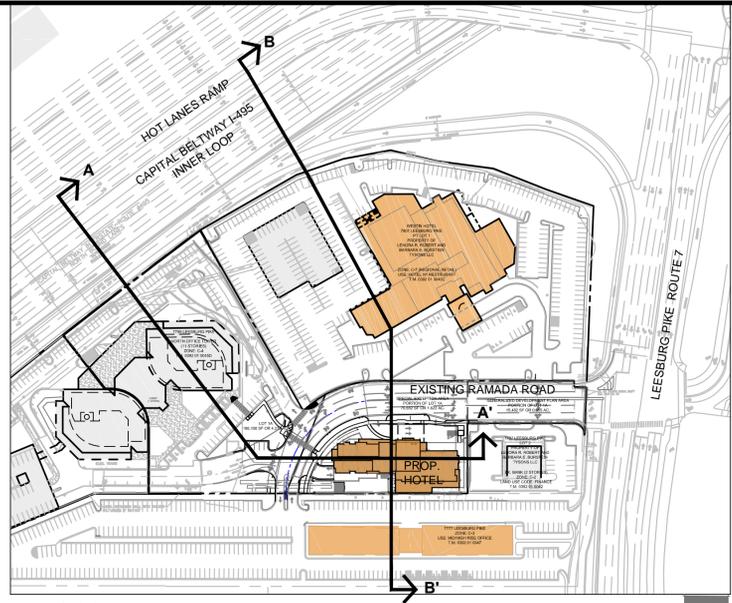
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STREETScape PLAN AND SECTIONS

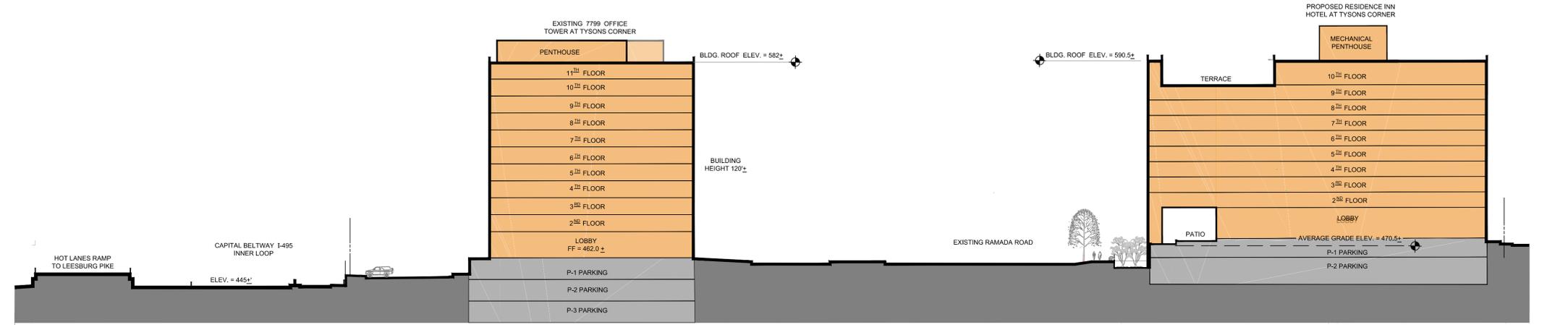
RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

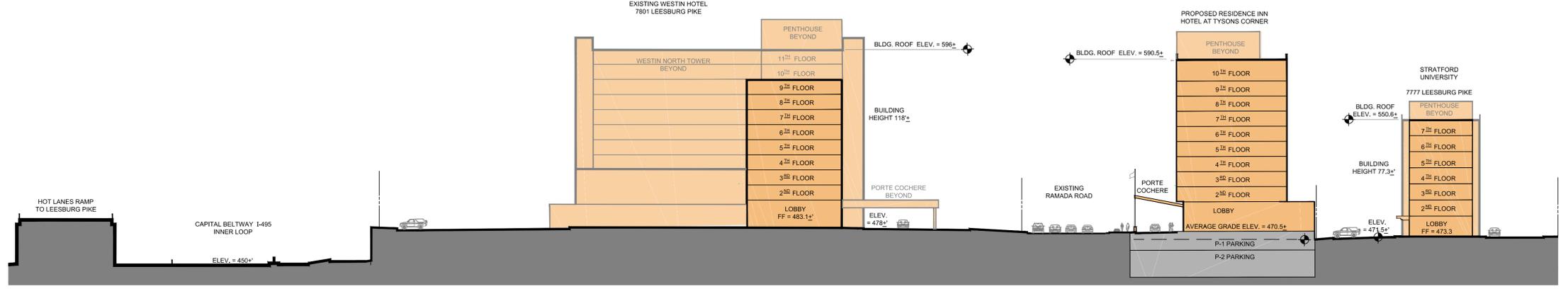
PROJECT NO. LERN1201	6 OF 19
SCALE AS SHOWN	DATE 2013-08-15
DRAWN BY SME	APPROVED DHS
DRAWING NO. CS0006	SE2014-PR-001



KEY MAP
SCALE: 1" = 150'



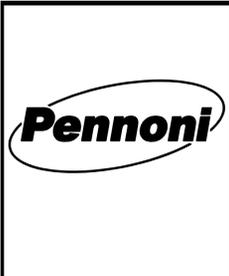
SECTION A-A'
SCALE: 1"=40'-0"



SECTION B-B'
SCALE: 1"=40'-0"

NOTE:
1. PENTHOUSE AND ANY ARCHITECTURAL FEATURES SHALL NOT EXCEED 30 FEET ABOVE MAIN ROOF LINE.

REV. 2014-12-04



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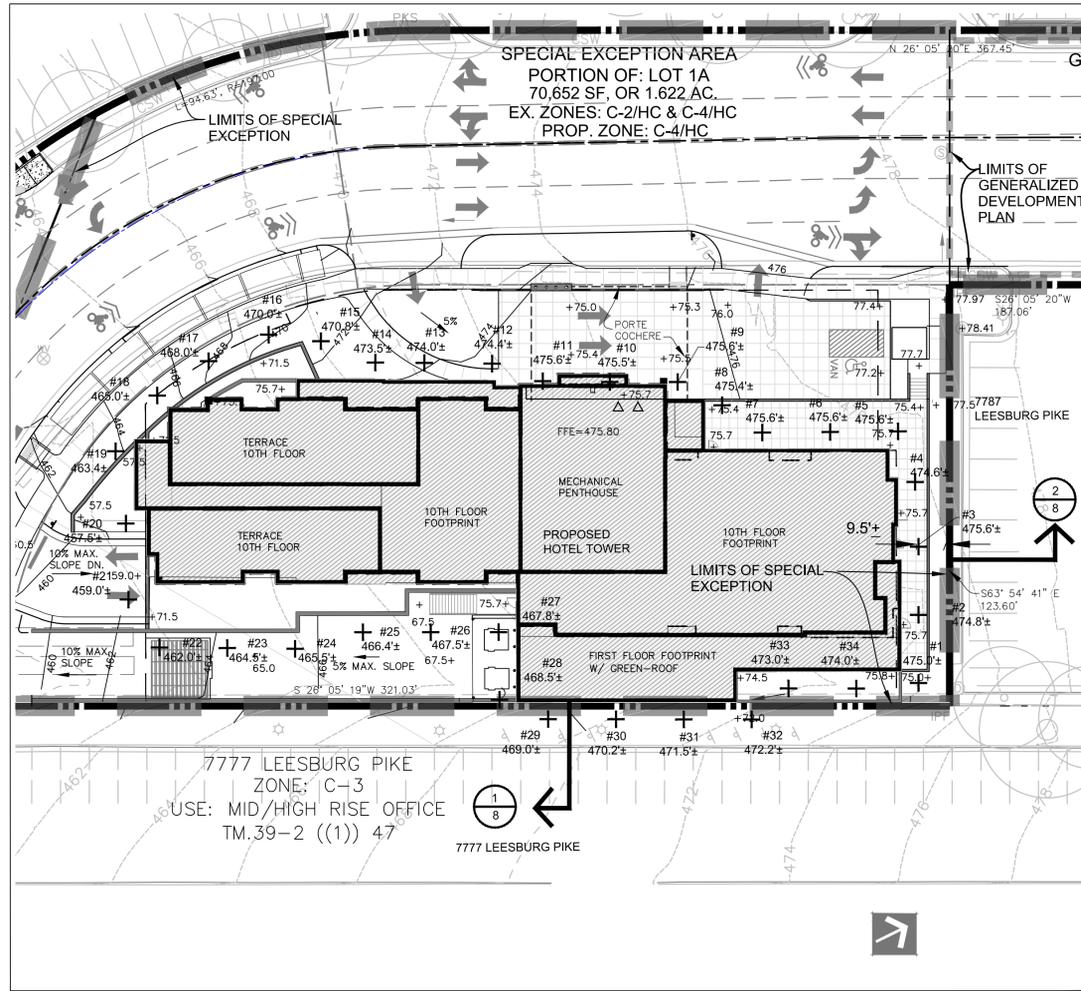
SITE SECTION

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201	7 OF 19
SCALE AS SHOWN	DATE 2013-08-15
DRAWN BY SME	APPROVED DHS
DRAWING NO. CS0007	SE2014-PR-001

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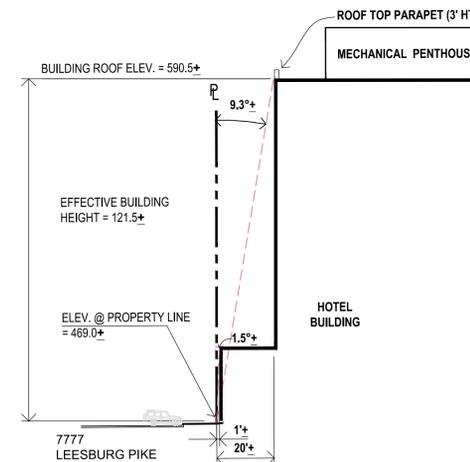
AVERAGE GRADE TABULATIONS

NUMBER	GRADE ELEVATION +/-
1	475.0
2	475.6
3	475.6
4	475.6
5	475.6
6	475.6
7	475.6
8	475.4
9	475.6
10	475.5
11	475.6
12	474.4
13	474.0
14	473.5
15	470.8
16	470.0
17	468.0
18	465.0
19	463.4
20	457.5
21	459.0
22	462.0
23	464.5
24	465.5
25	466.4
26	467.7
27	467.8
28	468.5
29	469.0
30	470.2
31	471.5
32	472.2
33	473.0
34	474.0
AVERAGE=	470.5

TOTAL DIVIDED BY NO. OF POINTS
 15,998.6 / 34
 AVERAGE GRADE PLANE +/- 470.5 +/-

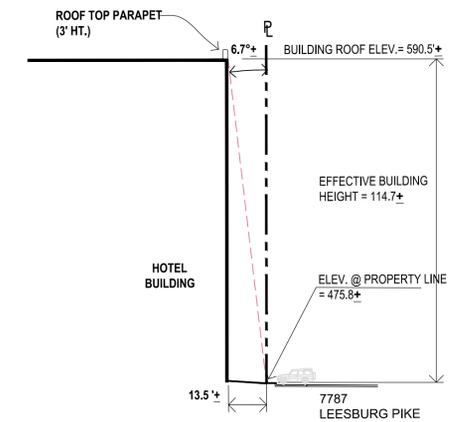
BUILDING HEIGHT TABULATIONS

AVERAGE GRADE ELEVATION AROUND BUILDING = 470.5 +
 BUILDING HEIGHT TO ROOF = 120'
 TOP OF BUILDING ROOF ELEVATION = 590.5' +



1 ANGLE BULK PLANE

SCALE: 1" = 30'-0"



2 ANGLE BULK PLANE

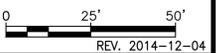
SCALE: 1" = 30'-0"

AVERAGE GRADE PLAN

SCALE: 1" = 25'

NOTES:

1. PROPOSED GRADES MAY VARY WITH FINAL ENGINEERING.
2. SEE BUILDING ELEVATIONS SHEET 9 FOR ADDITIONAL INFORMATION.
3. PENTHOUSE AND ANY ARCHITECTURAL FEATURES SHALL NOT EXCEED 30 FEET ABOVE MAIN ROOF LINE.



REV. 2014-12-04

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BUILDING HEIGHT

RESIDENCE INN AT TYSONS

PROVIDENCE DISTRICT
 FAIRFAX, VIRGINIA

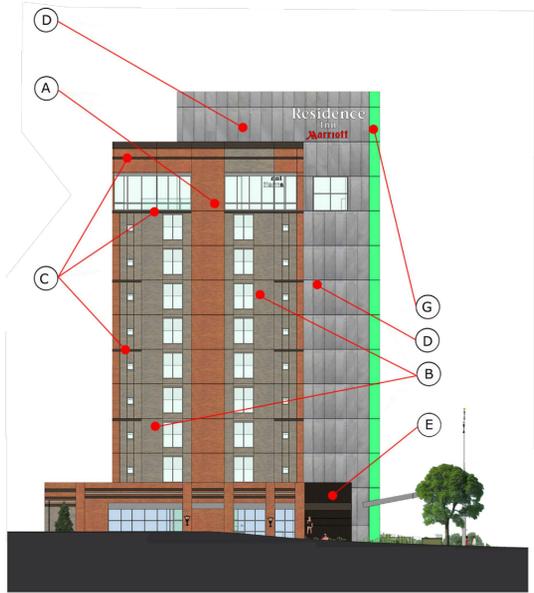
ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201
8 OF 19

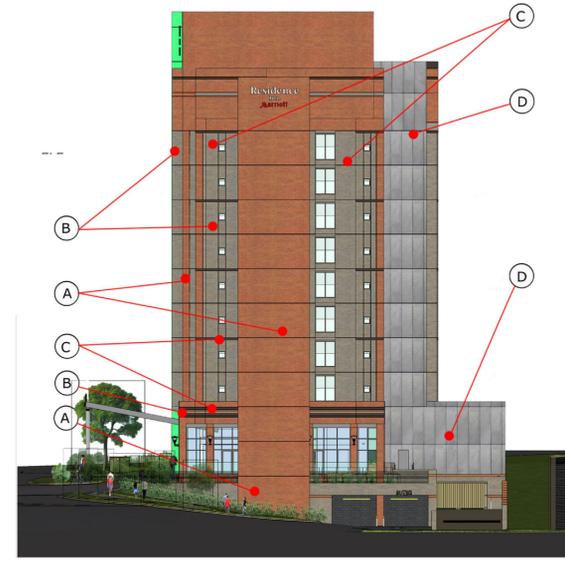
SCALE AS SHOWN	DATE 2013-08-15
DRAWN BY SME	APPROVED DHS
DRAWING NO. SE2014-PR-001	

CS008

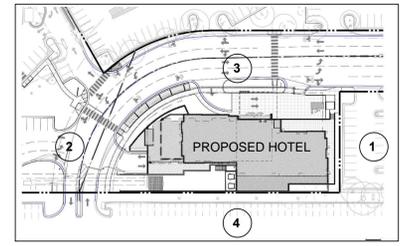
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1 NORTH ELEVATION



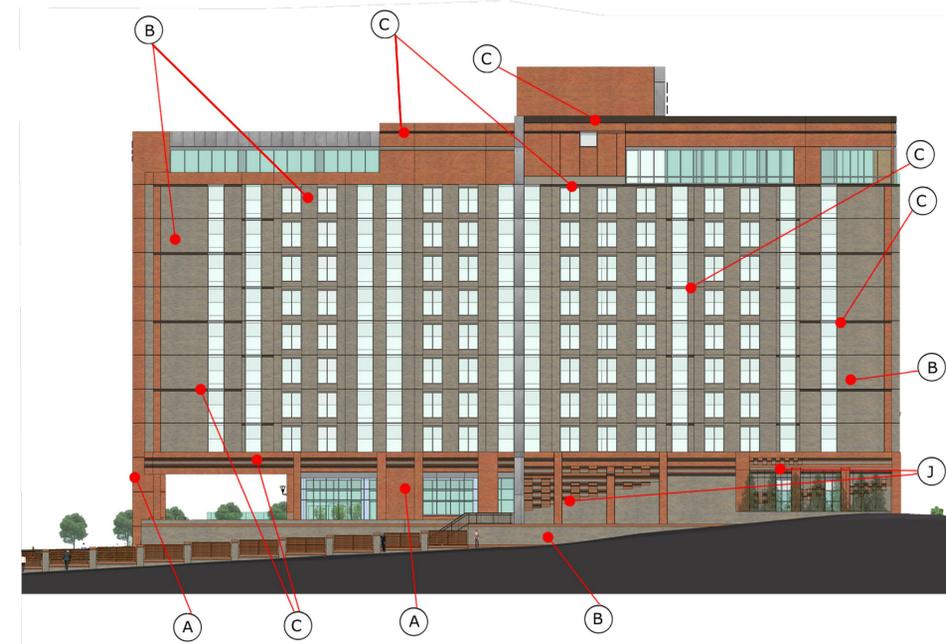
2 SOUTH ELEVATION



KEY MAP



3 WEST ELEVATION

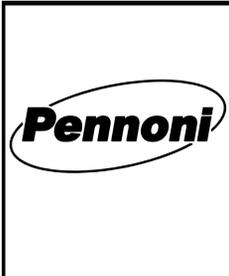
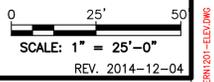


4 EAST ELEVATION

- MATERIALS LEGEND**
- A - BRICK "A" SALMON
 - B - BRICK "B" WARM LIGHT GRAY
 - C - BRICK "C" WARM DARK GRAY
 - D - METAL PANEL - DARK GRAY
 - E - GRANITE
 - F - METAL & GLASS CANOPY
 - G - LIGHT FEATURE (LED)
 - H - GREEN PLANT SCREEN WALL
 - J - DECORATIVE BRICK PATTERN
 - K - ALUMINUM STOREFRONT & WINDOWS



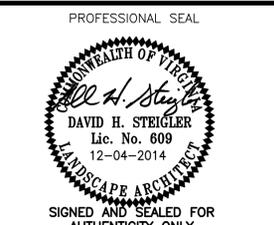
NOTE: THESE ELEVATIONS SHOW THE INTENT, CHARACTER AND QUALITY OF THE PROPOSED DEVELOPMENT. FINAL DESIGN AND MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMIT.



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BUILDING ELEVATIONS

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201	9 OF 19
SCALE AS SHOWN	DATE 2013-08-15
DRAWN BY SME	APPROVED DHS
DRAWING NO. SE2014-PR-001	CS009

PLOTFILE: PENNONI_NCS_V1.SIB, PROJECT STATUS: -----, PLOTTED: 12/3/2014 9:20:03 AM, BY: STEPHEN ESCHER



SOUTHWEST ILLUSTRATIVE SITE PERSPECTIVE



SOUTH VIEW ILLUSTRATIVE PERSPECTIVE



WEST ILLUSTRATIVE SITE PERSPECTIVE



ENTRANCE ILLUSTRATIVE PERSPECTIVE



GORDON & GREENBERG
ARCHITECTS

NOTE: THESE ILLUSTRATIONS SHOW THE INTENT, CHARACTER AND QUALITY OF THE PROPOSED DEVELOPMENT.
FINAL DESIGN AND MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMIT.

REV. 2014-12-04

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FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF
THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE
WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI
ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE
AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL
EXPOSURE TO PENNONI ASSOCIATE. AND OWNER SHALL
INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES
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ARISING OUT OF OR RESULTING THEREFROM.

ILLUSTRATIVE SITE PERSPECTIVES

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

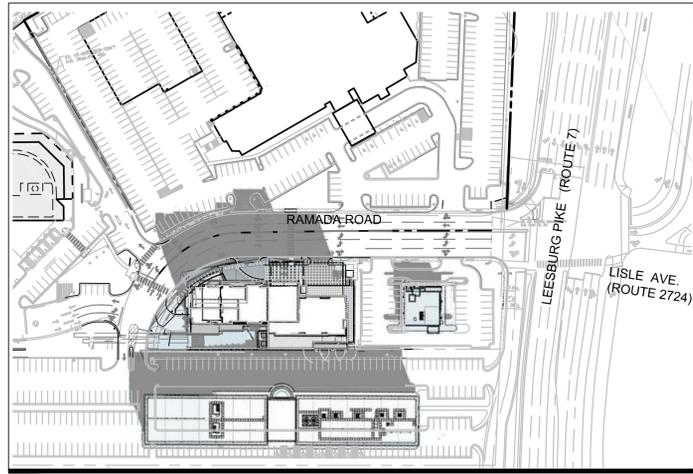
ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201
10 OF 19

SCALE AS SHOWN	DATE 2013-08-15
DRAWN BY SME	APPROVED DHS
DRAWING NO. SE2014-PR-001	

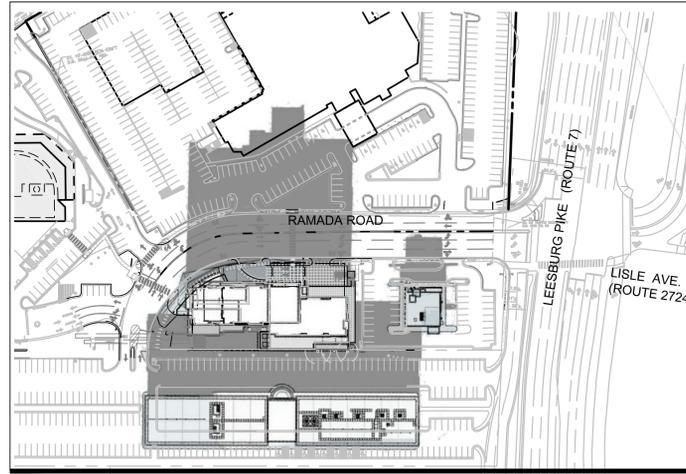
CS0010

SUMMER SOLSTICE



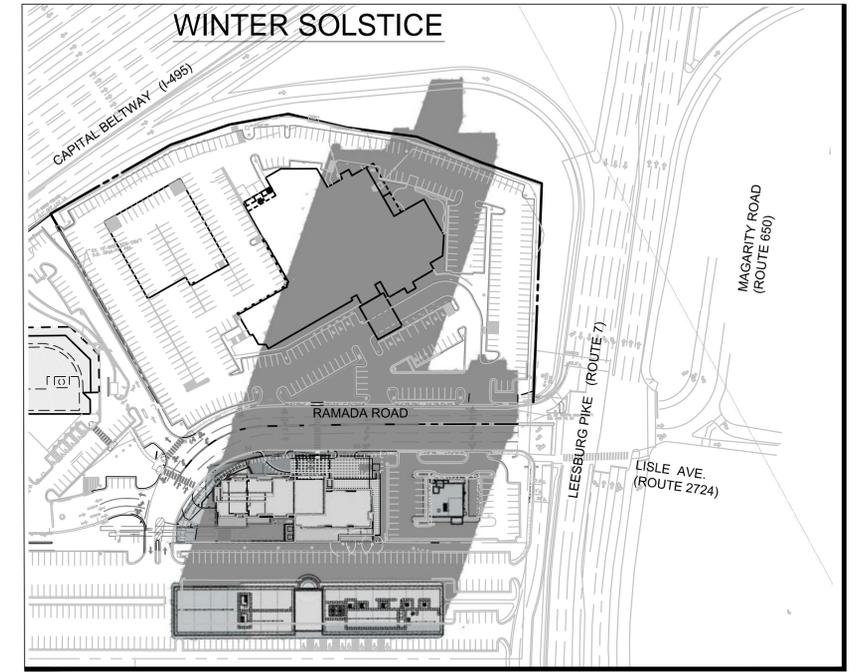
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SPRING/FALL EQUINOX

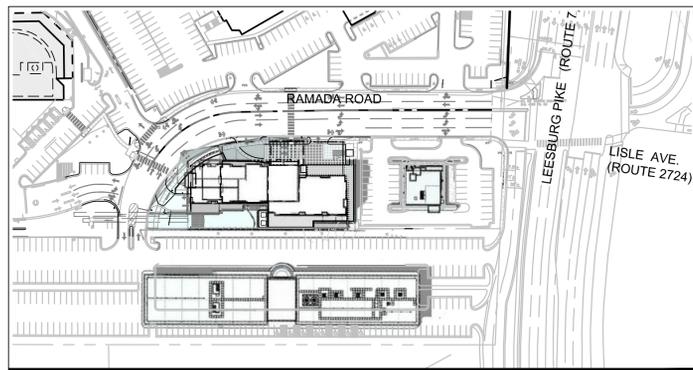


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WINTER SOLSTICE

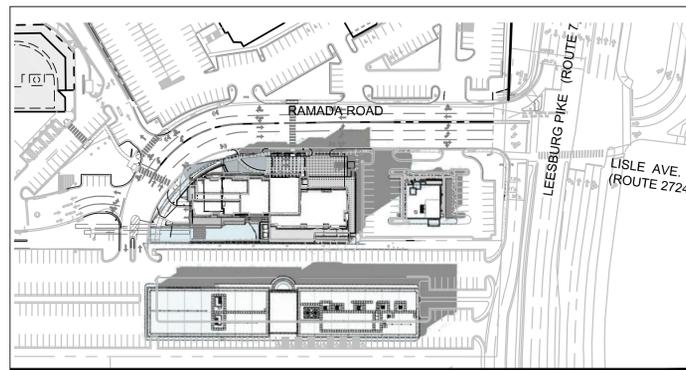


SUMMER SOLSTICE



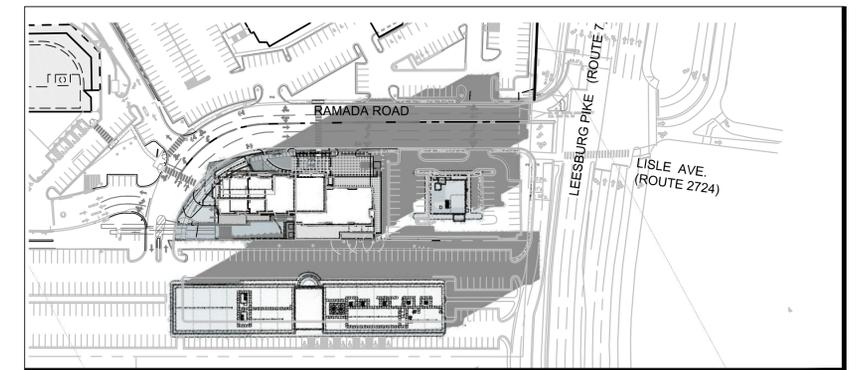
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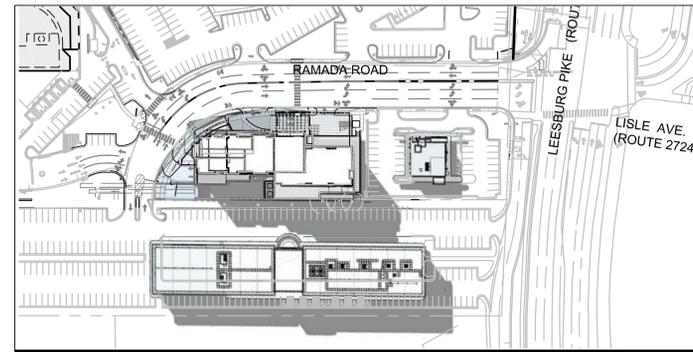


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WINTER SOLSTICE

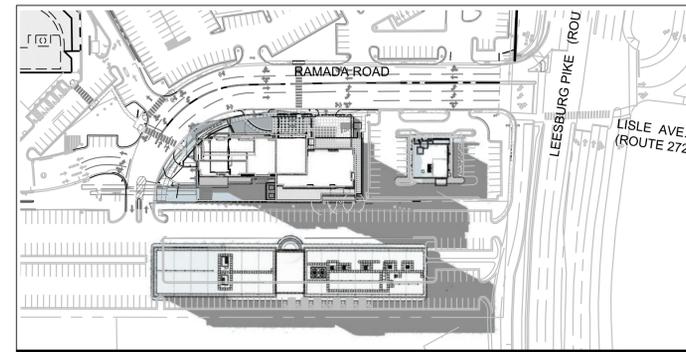


SUMMER SOLSTICE



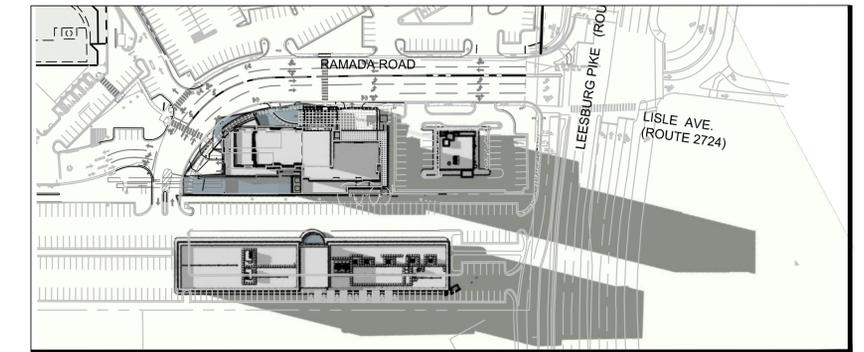
3:00 PM

SPRING/FALL EQUINOX



3:00 PM

WINTER SOLSTICE



SCALE: 1"=120' 0 120' 240' REV. 2014-12-04

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SHADOW STUDIES

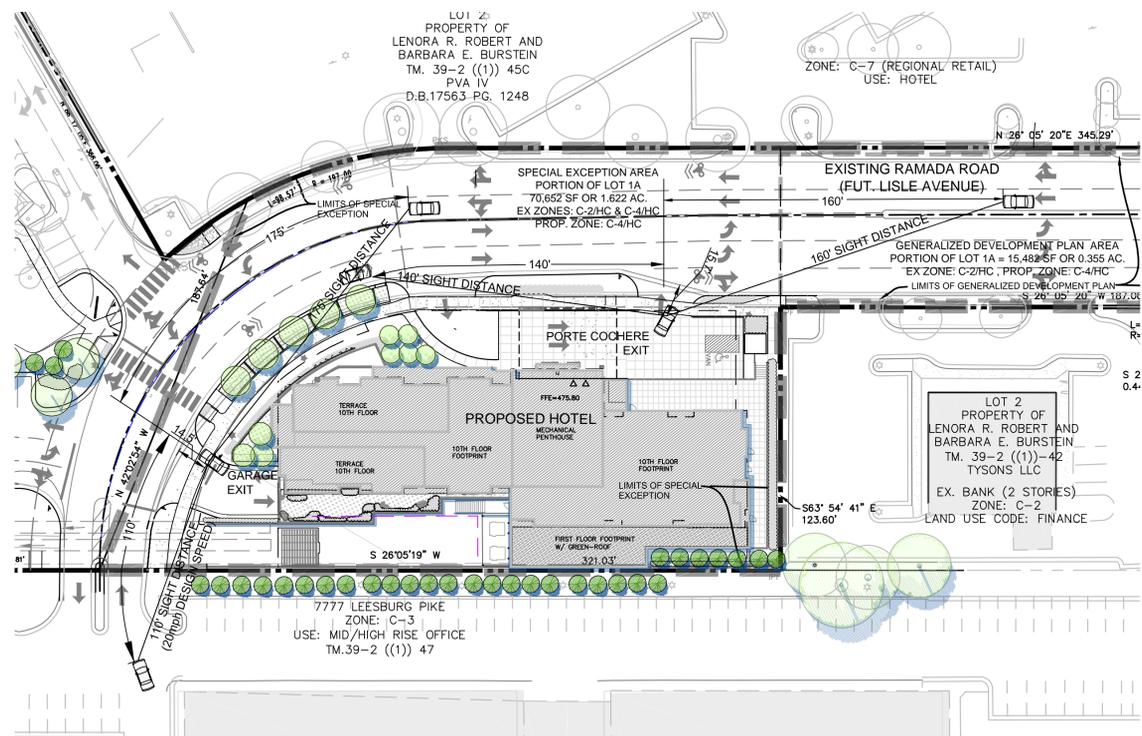
RESIDENCE INN AT TYSONS

PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201
11 OF 19
SCALE 1" = 120'
DATE 2013-08-15
DRAWN BY SME
APPROVED DHS
DRAWING NO. SE2014-PR-001
CS0011

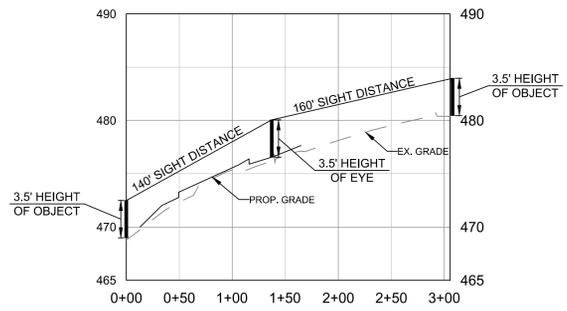
VA PROJECTS/LERN/1201-7799-LENNER HOTEL/LESSON/SHEETS/1-LERN/201-940/LWG PLOTTED: 12/2/2014 8:25:45 AM BY: STEPHEN ESCHER PLOTSCALE: PANDA NCS 11.SIB. PROJECT STATUS: -----



SIGHT DISTANCE PLAN

SCALE: 1" = 40'-0"

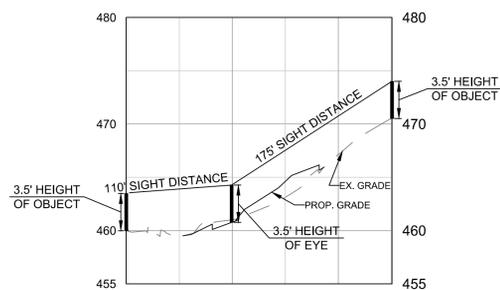
NOTE: ALL STREET TREES SHALL BE LIMBED UP TO 7' TO ALLOW FOR SIGHT DISTANCE.



INTERSECTION SIGHT DISTANCE AT PORTE COCHERE EXIT

DESIGN SPEED= 25 MPH
 POSTED SPEED: 15 MPH

SCALE: 1"=80'-0"



INTERSECTION SITE DISTANCE AT GARAGE EXIT

DESIGN SPEED= 25 MPH
 POSTED SPEED: 15 MPH

SCALE: HORIZ. 1"= 80'-0"
 VERT. 1"= 8'-0"

FIRE PROTECTION NARRATIVE

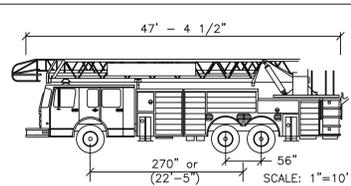
THE PROPOSED HOTEL SHALL BE FULLY SPRINKLED. THE STRUCTURE FIRE RATING IS TWO (2) HOUR AND THE ROOF FIRE RATING IS ONE (1) HOUR. THE FIRE COMMAND CENTER IS LOCATED ADJACENT TO THE MAIN BUILDING ENTRANCE WITH ACCESS TO THE EXTERIOR.

EMERGENCY ACCESS EASEMENT NOTES:

1. THE FIRE LANE MARKINGS SHALL BE DESIGNATED WITH SIGNS AND YELLOW PAINTED CURBS AS REQUIRED. FINAL DETERMINATION OF THE EXTENT AND PLACEMENT WILL BE AT SITE PLAN REVIEW.
2. WITHIN THE FIRE LANE, THE UNDERGROUND PARKING STRUCTURE WILL BE DESIGNED SUPPORT THE FIRE DEPARTMENT VEHICLES.
3. LOCATION OF THE FIRE DEPARTMENT CONNECTION TO BE PROVIDED AT FINAL SITE PLAN REVIEW.

BUILDING CODE INFORMATION

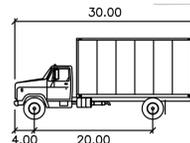
PROPOSED HOTEL:
 USE GROUP: R-1 HOTEL
 CONSTRUCTION TYPE: B-1
 NUMBER OF STORIES: 11 + PENTHOUSE



- TURNING RADIUS: WALL TO WALL = 42.33 FEET ± 2 FEET
 CURB TO CURB = 38.17 FEET ± 2 FEET
 INSIDE TURNING RADIUS = 21.33 FEET ± 2 FEET
- GROSS WEIGHT - AS BUILT WITH NO EQUIPMENT OR WATER GROSS WEIGHT= 66,000LBS
- ANGLE OF APPROACH - 13 DEGREES
- ANGLE OF DEPARTURE - 11 DEGREES
- RAMP BREAK OVER - BREAK OVER ANGLE IS 9 DEGREES
- OVERALL WIDTH - 111"
- TANDEM AXLE SPACING - 56" CL OF AXLE TO CL OF AXLE

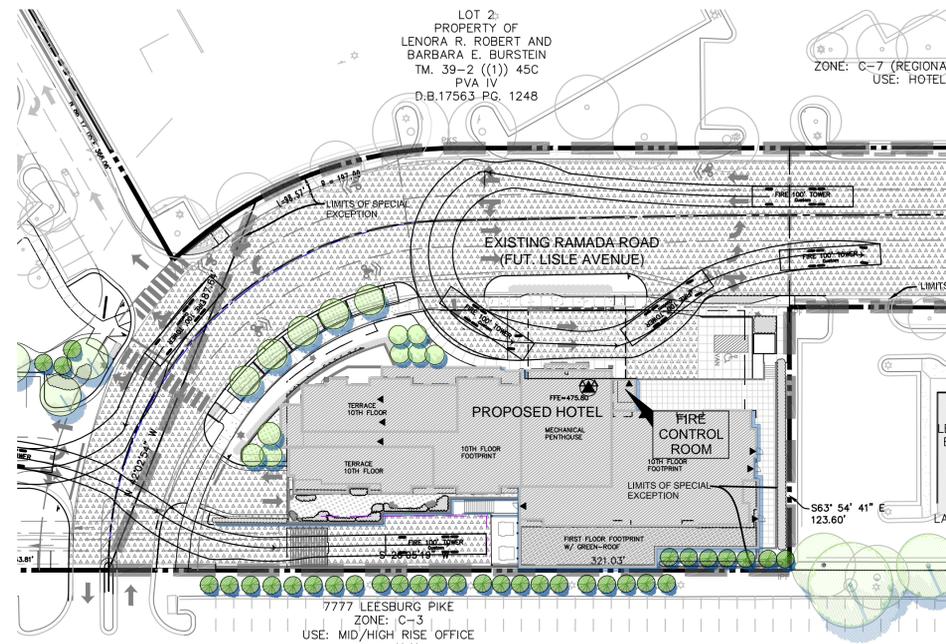
AERIAL FIRE APPARATUS - TRUCK 440

FIRE TRUCK TURNING DATA - PROVIDED BY FAIRFAX FIRE MARSHAL



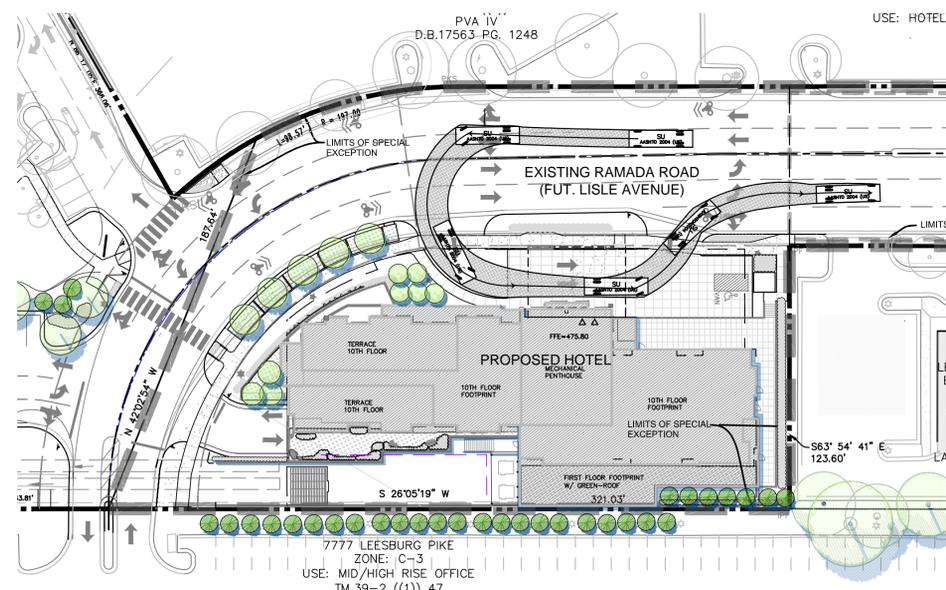
SINGLE UNIT VEHICLE (SU)

SU TRUCK TURNING DATA - ASHTO 2004



FIRE TRUCK ACCESS PLAN

SCALE: 1" = 40'-0"



LOADING ACCESS PLAN

SCALE: 1" = 40'-0"



April 24, 2014
 Zoning Evaluation Division
 Department of Planning and Zoning
 County of Fairfax
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035
 Attn: Bobby Katal, Staff Coordinator
 Re: Residence Inn, 7799 Leesburg Pike, Tyson's, Virginia
 Limited Service Hotel Loading Requirements
 Dear Mr. Katal,

The intent of this letter is to discuss actual requirements for Limited Service Hotels such as the Proposed Residence Inn a brand of Marriott International. The information discussed in this letter is offered to the County by the Architect of record for the project Robert Greenberg of Gordon and Greenberg having over 35 years experience with hotel design/Construction and hotel jobs of Ugo Hotels with a portfolio of 50 hotels, representing the hotel operation management for this hotel.

With select Service hotels the public space and amenities offered are minimal. The generator's creating a need for outside deliveries is limited. Ugo Hotels currently does not have dedicated loading docks at their select service hotels. Due to the limited amount of deliveries required at the select service hotels there is not a need for a dedicated loading area. Any deliveries will typically arrive via small parcel trucks and come in through the employee or closest entrance to the hotel. In addition deliveries are typically timed for off hours to avoid any interference with hotel guest. Based on Ugo Hotels experience with their similar properties, typically have around 2 deliveries per week.

There are limited service hotels in Fairfax County some which Gordon and Greenberg have been associated with that do not have loading docks. Following is a list of some of those properties:
 Hampton Inn, Route 7, Ballies Crossroads, Virginia- Fairfax County
 Residence Inn, Route 28, Dulles, Virginia - Loudoun County
 Homewood Suites, Route 7, Ballies Crossroads, Virginia- Fairfax County
 Hampton Inn, Route 30, Fairfax, Virginia
 Residence Inn, 123, Fairfax, Virginia
 Hampton Inn Hotel Route 28 at Sterling Blvd- Loudoun County

While this is just a small sampling the facts are that there is not a need a dedicated loading dock.

If you have any questions pertaining to the proposal please call me at 301-320-5900.

Sincerely Yours,
 Robert B. Greenberg P.A.
 President
 G&G/Type/Competition/ SPECIAL EXCEPTION LOADING LETTER-42301.docx

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**FIRE ACCESS PLAN
 SIGHT DISTANCE PLAN AND PROFILE**

RESIDENCE INN AT TYSONS

PROVIDENCE DISTRICT
 FAIRFAX, VIRGINIA

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12 OF 19

SCALE AS SHOWN DATE 2013-08-15
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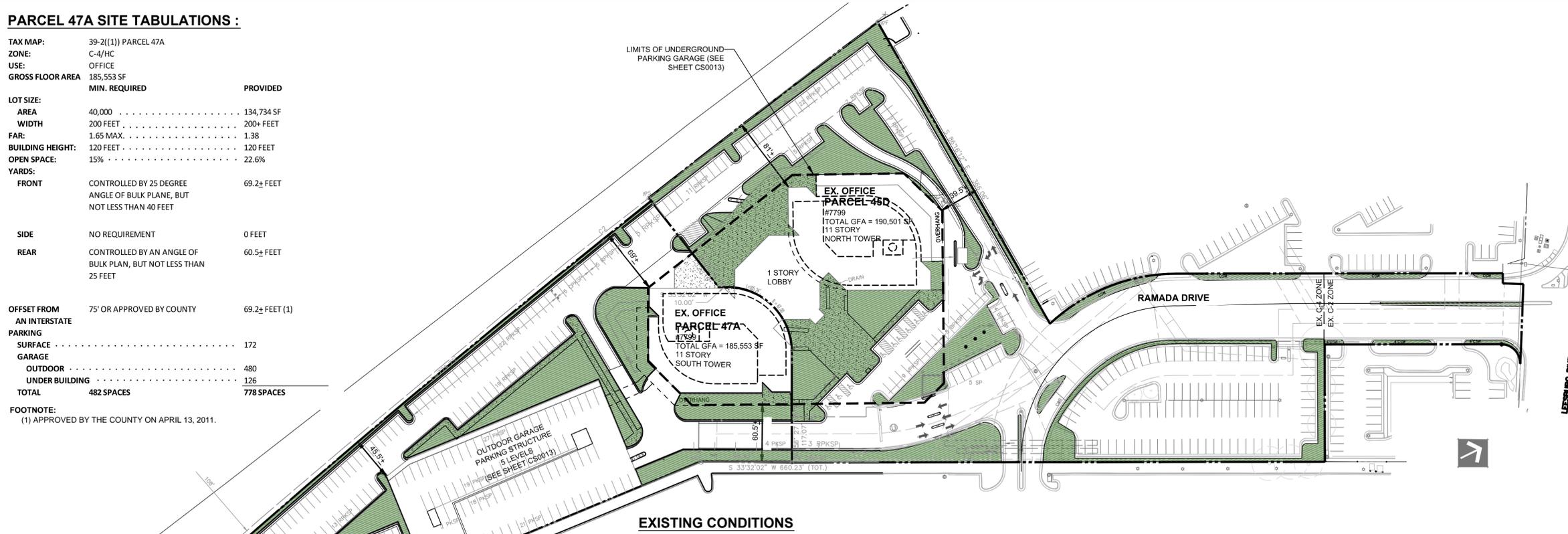
DRAWING NO.

CS0012

VA PROJECTS/LEARN/1201-7799 LEENOR HOTEL/DESIGN/CS0012-LEARN1201-PP.DWG PLOTTED: 12/4/2014 12:28:36 PM BY: STEPHEN ESCHER, PLOTTSTYLE: PENNONI_MCS_VLSTE_PROJECT_STATUS

PARCEL 47A SITE TABULATIONS :

TAX MAP:	39-2(1) PARCEL 47A	
ZONE:	C-4/HC	
USE:	OFFICE	
GROSS FLOOR AREA	185,553 SF	PROVIDED
LOT SIZE:		
AREA	40,000	134,734 SF
WIDTH	200 FEET	200+ FEET
FAR:	1.65 MAX.	1.38
BUILDING HEIGHT:	120 FEET	120 FEET
OPEN SPACE:	15%	22.6%
YARDS:		
FRONT	CONTROLLED BY 25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET	69.2± FEET
SIDE	NO REQUIREMENT	0 FEET
REAR	CONTROLLED BY AN ANGLE OF BULK PLAN, BUT NOT LESS THAN 25 FEET	60.5± FEET
OFFSET FROM AN INTERSTATE	75' OR APPROVED BY COUNTY	69.2± FEET (1)
PARKING		
SURFACE	172	
GARAGE		
OUTDOOR	480	
UNDER BUILDING	126	
TOTAL	482 SPACES	778 SPACES
FOOTNOTE:	(1) APPROVED BY THE COUNTY ON APRIL 13, 2011.	



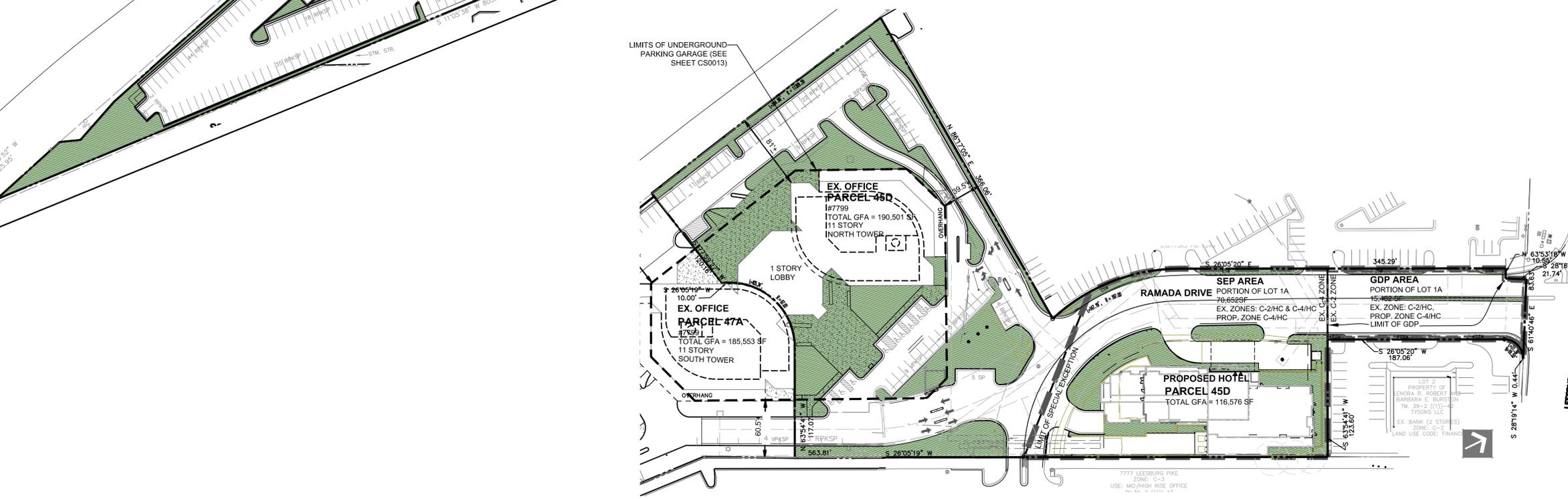
EXISTING CONDITIONS

PARCEL 45D SITE TABULATIONS WITHOUT HOTEL

TAX MAP:	PART OF 39-2(1) PARCEL 45D	
EXISTING ZONES:	C-4/HC, & C-2/HC	
USE:	OFFICE	
GROSS FLOOR AREA	190,501 SF	PROVIDED
LOT SIZE:		
AREA	40,000	170,626 SF
WIDTH	200 FEET	305 FEET
FAR:	1.65 MAX.	1.55 MAX.
BUILDING HEIGHT:	120 FEET	120 FEET
OPEN SPACE:	15%	25.2%
YARDS (C-4):		
FRONT	CONTROLLED BY 25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET	81± FEET
SIDE	NO REQUIREMENT	0 FT., & 39.5+ FT.
REAR	CONTROLLED BY AN ANGLE OF BULK PLAN, BUT NOT LESS THAN 25 FEET	146± FEET
OFFSET FROM AN INTERSTATE	75' OR APPROVED BY COUNTY	81± FEET
PARKING		
SURFACE	189	
GARAGE		
UNDER OFFICE BLDG.	337	
UNDER HOTEL BLDG.		
TOTAL	495 SPACES	526 SPACES

PARCEL 45D SITE TABULATIONS WITH PROPOSED HOTEL:

TAX MAP:	39-2(1) PARCEL 45D	
PROPOSED ZONE:	C-4/HC	
USES (GFA):	EXISTING OFFICE BLDGS. 190,501 PROPOSED HOTEL 116,576	307,077 SF TOTAL
LOT SIZE:		
AREA	40,000	186,108.00 (1)
WIDTH	200 FEET	305 FEET
FAR:	1.65 MAX.	1.65
BUILDING HEIGHT:	120 FEET	120 FEET
OPEN SPACE:	15%	28.9%
YARDS:		
FRONT	CONTROLLED BY 25 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET	81± FEET
SIDE	NO REQUIREMENT	0 FT., & 39.5+ FT.
REAR	CONTROLLED BY AN ANGLE OF BULK PLAN, BUT NOT LESS THAN 25 FEET	N/A, SUBJECT LOT IS A THROUGH LOT WITH NO REAR LOT LINE.
OFFSET FROM AN INTERSTATE	75' OR APPROVED BY COUNTY	81± FEET
PARKING		
EXISTING OFFICE		
SURFACE	85	
GARAGE (UNDER BUILDING)	337 SPACES	
TOTAL	495 SPACES	422 SPACES (1)
	(1) PARKING FOR EXISTING OFFICE USE IS MET BY PARKING ON LOTS 45D & 47A (SEE SHEET CS0013 FOR TABS)	
HOTEL (SEE SHEET CS0012 FOR PARKING REDESIGNATION PLAN)		
SURFACE	2	
GARAGE	132	
TOTAL	132 SPACES	134 SPACES



PROPOSED PLAN WITH HOTEL

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ZONING COMPLIANCE EXHIBIT

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PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:

REV. DATE BY

PROJECT NO.
LERN1201

13 OF 19

SCALE
1" = 60'

DATE
2014-03-26

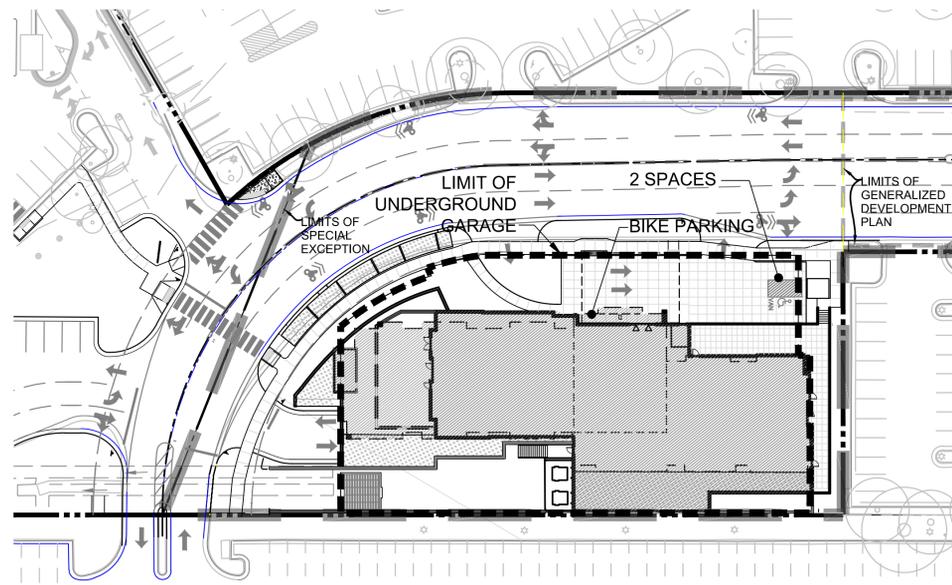
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DHS

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SE2014-PR-001

CS0013

REV. 2014-12-04



GROUND LEVEL PARKING PLAN



HOTEL BUILDING PARKING TABULATION

REQUIREMENT (PER Z.O. 6-509):

FOR NON-TOD DISTRICTS, MINIMUM 0.85/ROOM AND MAXIMUM 1.08/ROOM

NUMBER OF ROOMS: 155

REQUIRED MINIMUM AND MAXIMUM RANGE: 132 SPACES TO 167 SPACES

PROVIDED:

SURFACE	2 SPACES
GARAGE	132 SPACES
TOTAL	134 SPACES

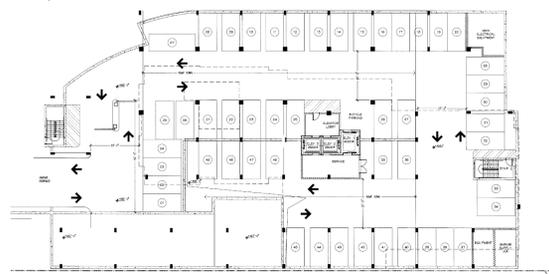
HOTEL PARKING PLAN NARRATIVE

IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE ARTICLES 6-509 AND 11-101, THIS PARKING PLAN PROVIDES THE REQUIRED INFORMATION FOR THE USE OF PTC PARKING RATES FOR THE PROPOSED HOTEL USE.

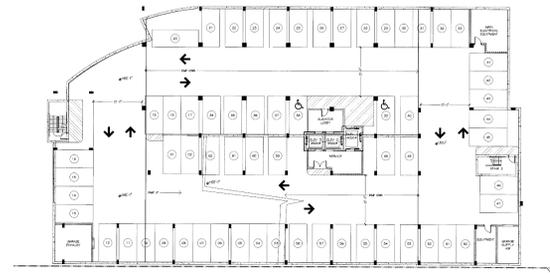
- THE PARKING PLAN IDENTIFIES THE NUMBER AND LOCATION OF PARKING SPACES FOR THE HOTEL, AS WELL AS THE INGRESS/EGRESS POINTS TO THE PROVIDED PARKING.
- 134 TOTAL PARKING SPACES ARE PROPOSED FOR THE HOTEL WHICH EQUATES TO A PARKING RATIO OF 0.86 SPACES PER ROOM, WHICH IS WITHIN THE ACCEPTABLE RANGE PER Z. O. ARTICLE 6-509.
- THE APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER OF PARKING SPACES PROVIDED AT THE TIME OF SITE PLAN UPWARDS BY 7 SPACES (LESS THAN 5%) OR DOWNWARDS (NOT LESS THAN THE MINIMUM REQUIRED SPACES OF 132) DEPENDING ON FINAL ENGINEERING, COLUMN SPACING, SIZE AND CAPACITY OF MECHANICAL EQUIPMENT OR OTHER SIMILAR REASONS.
- A WAIVER IS REQUESTED FOR THE REQUIRED LOADING SPACES FOR THE HOTEL PURSUANT TO Z. O. ARTICLE 11-203(10). LOADING FOR THE HOTEL WILL OCCUR IN THE FRONT OF THE BUILDING.
- ALL PARKING SPACES SHALL MEET OR EXCEED FAIRFAX COUNTY GEOMETRIC STANDARDS OF 8.5 FEET BY 18 FEET UNLESS APPROVED FOR MODIFICATION. ALL GARAGE TRAVEL WAYS SHALL MEET OR EXCEED FAIRFAX COUNTY GEOMETRIC STANDARDS OF 23 FEET IN WIDTH.
- BIKE PARKING:

GARAGE: THREE INVERTED "U" BIKE RACKS SHALL BE PROVIDED WITHIN THE AREA DESIGNATED FOR BIKE PARKING ON LEVEL P-1 AS SHOWN ON THE LEVEL P-1 PLAN.

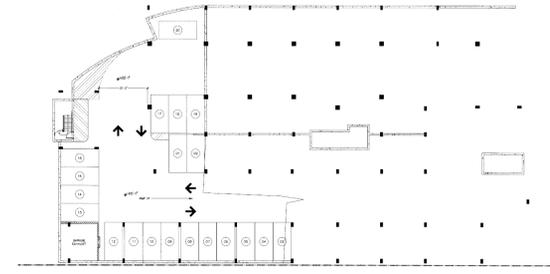
EXTERIOR: TWO INVERTED "U" BIKE RACKS SHALL BE PROVIDED ADJACENT TO THE FRONT ENTRANCE OF THE BUILDING AS SHOWN ON THE GROUND LEVEL PLAN.



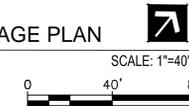
LEVEL P-1 UNDERGROUND GARAGE PLAN



LEVEL P-2 UNDERGROUND GARAGE PLAN



LOWER LEVEL P-2 UNDERGROUND GARAGE PLAN



NOTE: THESE PARKING PLANS SHOW THE INTENT, CHARACTER AND QUALITY OF THE PROPOSED DEVELOPMENT. FINAL DESIGN AND MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMIT.



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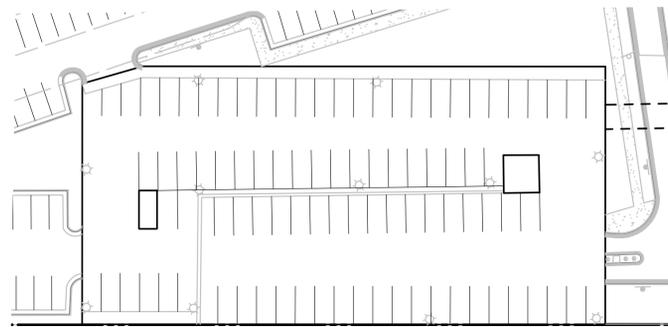
HOTEL PARKING RE-DESIGNATION PLAN

RESIDENCE INN AT TYSONS
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FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201	
14 OF 19	
SCALE AS SHOWN	DATE 2013-08-15
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V:\PROJECTS\LERN1201-7799_LERNER_HOTEL\DESIGN\CS\0014-LERN1201-PKG.DWG PLOTTED: 12/2/2014 12:44:08 PM BY: STEPHEN ESCHER FOOTSTILE: PENNONI_NCS_VI_STB_PROJECT_STATUS



OUTDOOR PARKING GARAGE
TYPICAL LEVEL LAYOUT



SCALE: 1"=40'

PARCEL 47A OUTDOOR GARAGE PARKING

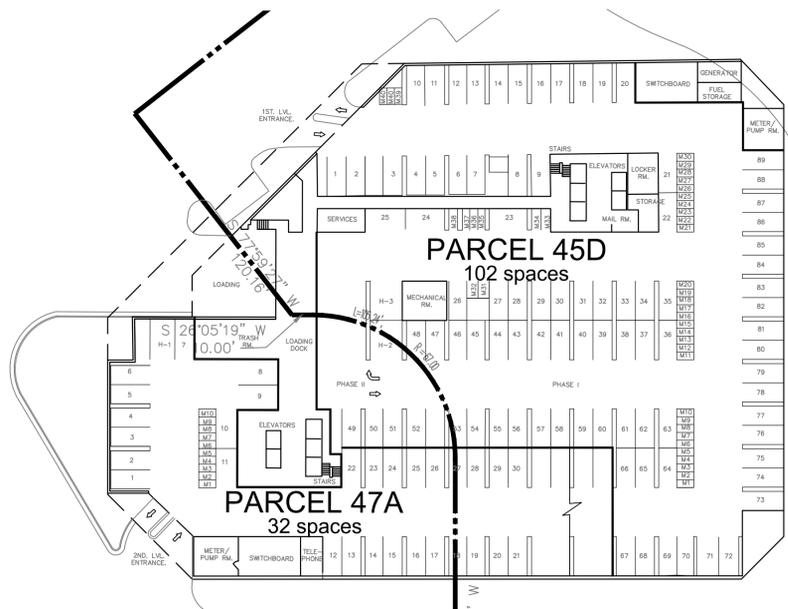
LEVEL ONE	72 SPACES
LEVEL TWO	121 SPACES
LEVEL THREE	93 SPACES
LEVEL FOUR	93 SPACES
LEVEL FIVE	101 SPACES
TOTAL	480 SPACES

EXISTING OFFICE BUILDING PARKING TABULATION

THESE TABULATIONS DEMONSTRATE THAT THE PARKING REQUIREMENTS ARE MET FOR THE EXISTING OFFICE USE WITH THIS APPLICATION.

GROSS FLOOR AREA	
SOUTH OFFICE BUILDING ON LOT 47A	185,553 SF
NORTH OFFICE BUILDING ON LOT 45D	190,501 SF
TOTAL	376,054 SF
REQUIRED PARKING	
PER Z.O. 11-104 14, 2.6 SPACES PER 1,000 SF	978 SPACES
PROVIDED PARKING	
SURFACE SPACES	
LOT 47A	172 SPACES
LOT 45A	85 SPACES
SURFACE TOTAL	257 SPACES
GARAGE	
LOT 47A	
OUTSIDE GARAGE	480 SPACES
UNDER OFFICE BUILDING	126 SPACES
SUBTOTAL	606 SPACES
LOT 45D (UNDER OFFICE BUILDING)	
	337 SPACES
GARAGE TOTAL	
	943 SPACES
TOTAL	
	1,200 SPACES
EXCESS PARKING (ABOVE CODE REQUIREMENT)	
	222 SPACES

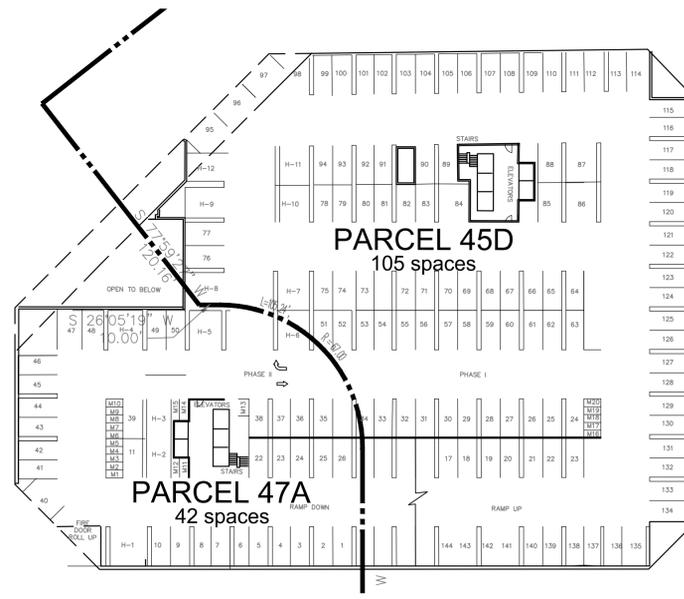
NOTE: GARAGE PLANS SHOWN ARE FOR CONCEPTUAL USE ONLY. NUMBER OF SPACES PROVIDED REFLECTS ACTUAL CONDITIONS PER FIELD STUDY BY PENNONI IN APRIL 2012.



LEVEL ONE



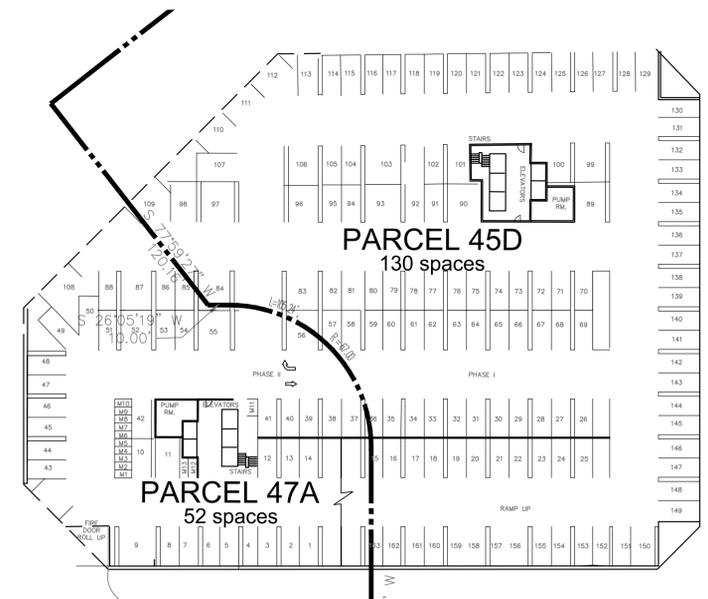
SCALE: 1"=40'



LEVEL TWO



SCALE: 1"=40'



LEVEL THREE



SCALE: 1"=40'

GARAGE UNDER OFFICE BUILDING



REV. 2014-12-04

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OFFICE PARKING COMPLIANCE PLAN

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201
15 OF 19
SCALE 1" = 40'
DATE 2013-08-15
DRAWN BY SME
APPROVED DHS
DRAWING NO. SE2014-PR-001
CS0015

VA PROJECTS/LERN1201-7799 LERNER HOTEL/VESSON/CS0015-15-LEARN1201-PKG.LWG PLOTTED: 12/23/2014 12:34:14 PM BY: STEPHEN ESCHER PLOTTSCALE: PENNONI_NCS_M1.STB PROJECT STATUS: ----

FAIRFAX COUNTY STORMWATER MANAGEMENT & BMP NARRATIVE

FOR THE PURPOSES OF REVIEWING STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SPECIAL EXCEPTION APPLICATION, WE HAVE DEFINED THE SITE TO BE THE AREA OF THE APPLICANT'S PROPERTY THAT IS EAST OF RAMADA ROAD, THE SITE OF THE PROPOSED HOTEL. THE AREA OF THIS SITE IS APPROXIMATELY 0.801 ACRES, AS MEASURED FROM RAMADA ROAD'S CURB TO THE PROPERTY LINES. THE CURRENT CONDITION OF THE SITE IS A PAVED PARKING LOT WITH APPROXIMATELY 100 PARKING SPACES.

THE EXISTING CONDITION OF THE SITE IS APPROXIMATELY 87.4% IMPERVIOUS. WITH THE REDEVELOPMENT OF THE SITE TO THE PROPOSED HOTEL, THE SITE WILL HAVE APPROXIMATELY 85.9% PERCENT IMPERVIOUS AREA. THIS IS A REDUCTION OF 1.7% OF IMPERVIOUS AREA.

STORMWATER MANAGEMENT (DETENTION) REQUIREMENTS ARE CURRENTLY SATISFIED FOR THE CURRENT CONDITION OF THE SITE VIA AN EXISTING UNDERGROUND DETENTION FACILITY. THE FACILITY IS LOCATED SOUTH OF THE SITE AS SHOWN IN THE EXISTING CONDITIONS ON SHEET 3, AND IS DESIGNATED AS UG 0405 ON FAIRFAX COUNTY'S DIGITAL MAPPING. THE FACILITY CONSISTS OF A PAIR OF 60 INCH DIAMETER PIPES AND A CONTROL STRUCTURE. BASED ON OUR AS-BUILT INFORMATION AND PRELIMINARY COMPUTATIONS, THE TOTAL STORAGE FOR THIS FACILITY IS APPROXIMATELY 6,000 CF. THIS FACILITY WILL REMAIN IN-PLACE AND CONTINUE TO MEET THE DETENTION REQUIREMENTS FOR THE SITE. BASED ON OUR PRELIMINARY REVIEW OF THE DRAINAGE PATTERNS FOR THE PRE AND POST DEVELOPMENT CONDITIONS OF THE PROJECT, WE BELIEVE THE STORM WATER WILL CONTINUE TO BE CONVEYED TO THE EXISTING FACILITY.

COMPUTATIONS HAVE ALSO BEEN PROVIDED USING THE NEW VA STATE RUNOFF REDUCTION METHOD AND SHOW THAT ADDITIONAL DETENTION WILL NOT BE REQUIRED FOR THE SITE UNDER THE NEW AND OLD REGULATIONS.

BMP HAS BEEN COMPUTED USING THE NEW VIRGINIA RUNOFF REDUCTION METHOD AND IT SHOWS THAT THE SITE'S REQUIRED PHOSPHOROUS REDUCTION LOAD IS 0.14 LB/YR. THE SITE IS ACHIEVING A REDUCTION OF PHOSPHOROUS OF 0.54 LB/YR. SO THE MINIMUM REQUIREMENT IS BEING EXCEEDED BY 0.40 LB/YR. IN ADDITION THE BMP REQUIREMENTS HAVE BEEN COMPUTED USING THE OLD FAIRFAX COUNTY PFM OCCOQUAN METHOD AND IT SHOWS THAT THE REDEVELOPED SITE WILL HAVE A PHOSPHOROUS REDUCTION REQUIREMENT OF 8.43%. THE CALCULATIONS SHOW THAT THE SITE IS GREATLY EXCEEDING THE MINIMUM REQUIREMENT AND HAS ACHIEVED A 45.27% REDUCTION.

SUMMARY: WITH THE EXISTING DETENTION FACILITY REMAINING IN PLACE TO SERVE THE SITE, THE REDUCTION IN THE SITE'S IMPERVIOUS AREA, THE VOLUME REDUCTION ACHIEVED WITHIN THE PROPOSED LID DEVICES, AND THE EXISTING DRAINAGE PATTERNS HONORED WITH THE PROPOSED APPLICATION, IT IS OUR OPINION THAT THIS PROJECT WILL GREATLY EXCEED THE STORMWATER MANAGEMENT REQUIREMENTS AS SET FORTH IN THE PFM.

FAIRFAX COUNTY BMP PHOSPHOROUS REQUIREMENTS FOR THE SITE ARE SHOWN BEING MET IN THE FOLLOWING SECTIONS.

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS

ACCORDING TO THE TYSONS CORNER COMPREHENSIVE PLAN REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE.

THE FOLLOWING ARE RECOMMENDED FOR APPLICATIONS FOR WHICH A SIGNIFICANT INCREASE IN DENSITY/INTENSITY IS PROPOSED (E.G., A REDEVELOPMENT OPTION IS BEING PURSUED):

- STORMWATER QUANTITY AND QUALITY CONTROL MEASURES SHOULD BE PROVIDED THAT ARE SUBSTANTIALLY MORE EXTENSIVE THAN MINIMUM REQUIREMENTS, WITH THE GOAL OF REDUCING THE TOTAL RUNOFF VOLUME AND/OR SIGNIFICANTLY DELAYING ITS ENTRY INTO THE STREAM SYSTEM. THE EMPHASIS SHOULD BE ON LOW IMPACT DEVELOPMENT (LID) TECHNIQUES THAT EVAPOTRANSPIRE WATER, FILTER WATER THROUGH VEGETATION AND/OR SOIL, RETURN WATER INTO THE GROUND OR REUSE IT.

- LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE.

- AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL.

- AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL.

- EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED.

- RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED.

THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS.

TYSONS CORNER COMPREHENSIVE PLAN COMPLIANCE NARRATIVE

USING THE TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET IT HAS BEEN SHOWN THAT THE NEW REDEVELOPED SITE CAN RETAIN THE FIRST 1.00 INCHES OF RUNOFF THROUGH MEANS OF EVAPORTRANSPIRATION. THE LID TECHNIQUES IMPLEMENTED FILTER WATER THROUGH VEGETATION AND/OR SOIL. THE LID MEASURES PROPOSED ON THE SITE ARE GREEN ROOF, ROOF TOP PLANTERS, URBAN BIO-RETENTION, AND URBAN BIO-RETENTION TREE PITS.

A MAJORITY OF THE SITE INCLUDING THE ENTIRE BUILDING, FRONT DRIVE AISLE AND PARKING AREA ARE BEING CAPTURED BY THE LIDS. AREAS NOT TREATED ARE SOME EXTERIOR SIDEWALKS ABUTTING THE ADJACENT PROPERTY. THESE AREAS CANNOT BE CAPTURED DUE TO SPACE RESTRICTIONS AND ARE BEING COMPENSATED BY TREATING THE ROADWAY IN FRONT OF THE HOTEL.

TO OFFSET THE ONSITE AREA UNDETAINED, URBAN BIO-RETENTION TREE-PITS ARE PROPOSED ALONG RAMADA ROAD TO TREAT THIS OFFSITE ROADWAY RUNOFF. THE RUNOFF FROM THE ROADWAY WILL HAVE A MUCH LARGER POLLUTANT LOAD THAN THE SIDEWALKS ONSITE THAT ARE UNDETAINED. BY TREATING THE ROADWAY A TOTAL OF 0.801 ACRES OF DRAINAGE AREA EQUAL TO THE AREA OF THE ENTIRE SITE IS BEING TREATED AND MORE IMPERVIOUS AREA THAN PROPOSED ON THE SITE IS ALSO BEING TREATED IN THE LID DEVICES.

THE ENTIRE 0.801 ACRES IS BEING TREATED BY LID DEVICES AND THE SITE HAS ACHIEVED A 1.00 INCHES OF RETENTION. ALL AVAILABLE MEASURES HAVE BEEN IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND HAVE ACHIEVED FULL RETENTION OF THE FIRST INCH OF RAINFALL INCLUDING TREATMENT OF OFFSITE AREAS. LEED CREDITS 6.1 AND 6.2 ARE BEING FULLY SATISFIED, SEE LEED NARRATIVE. IN ADDITION TO THE RUNOFF REDUCTION ACHIEVED IN THE PROPOSED LIDS, RUNOFF FROM THESE DEVICES IS BEING DETAINED IN THE EXISTING UNDERGROUND DETENTION FACILITY THAT IS TO REMAIN.

FAIRFAX COUNTY PHOSPHOROUS REQUIREMENTS ARE MET AND EXCEEDED PER THE NEW AND OLD REGULATIONS AS SHOWN IN THE FOLLOWING SECTIONS. IT IS OUR OPINION THAT AFTER FINAL DESIGN OF THE LID FACILITIES THIS PROJECT WILL COMPLY WITH ALL PFM AND TYSONS CORNER COMPREHENSIVE PLAN REQUIREMENTS WITH A 1.00 INCHES OF RETENTION.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 18A.

3. Provide:

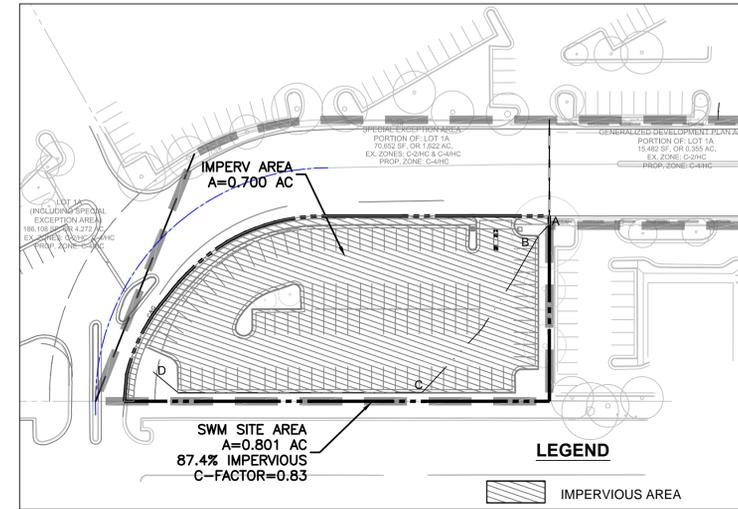
Facility Name/ Type & No. SEE FACILITY TABLE BELOW <small>(e.g. dry pond A, trench, underground vault, etc.)</small>	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Totals						

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3, 17. Pond inlet and outlet pipe systems are shown on Sheet N/A.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 4. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3, 6.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 16.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 17A.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 17A.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2, 3.
11. A submission waiver is requested for _____.
12. Stormwater management is not required because _____.

Facility Name / Type & No.	On-site area served (Ac)	Off-site area served (Ac)	Drainage Area (Ac)	Footprint Area (sf)	Storage Volume (cf)	If pond dam height (ft)
Underground CMP Detention Facility (UG-0405)	0.801	1.700	2.501	2,000	6,028	N/A
Green Roof	0.096	0.000	0.096	1,580	138	N/A
Roof Top Planter	0.331	0.000	0.331	825	1,138	N/A
Urban Bio-Retention Tree-Pit	0.178	0.184	0.362	736	1,103	N/A
Urban Bio-Retention	0.109	0.000	0.109	215	379	N/A
Total Captured Area	1.455	1.854	3.309	5,356	1,757	

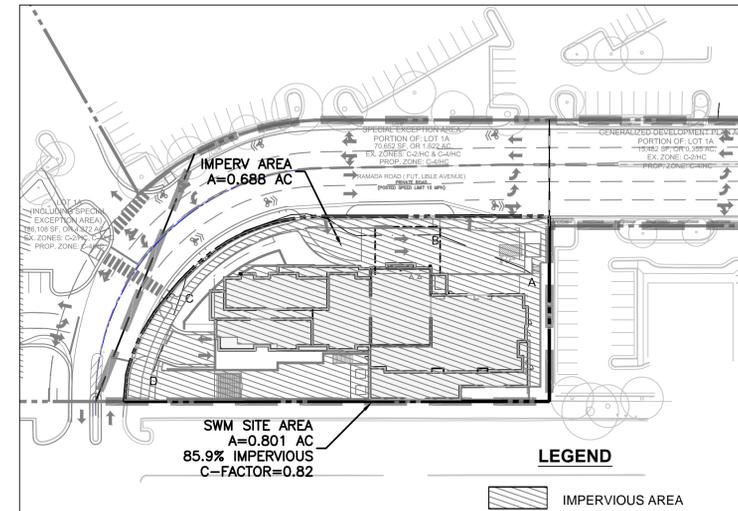
NOTE:

1. THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARDS TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
2. THE COMPUTATIONS ARE PROVIDED TO SHOW THAT WE MEET THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS SPECIAL EXCEPTION DOCUMENT, AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN.



EXISTING CONDITIONS IMPERVIOUS AREA MAP

SCALE: 1" = 60'



PROPOSED CONDITIONS IMPERVIOUS AREA MAP

SCALE: 1" = 60'

SITE IMPERVIOUS AREA COMPUTATION

SITE PRE- EXISTING CONDITIONS

Description	C factor	Area (sf)	Area (Acre)	Percent Area
Site Area (sf)		34,908	0.801	100%
Impervious Area (Building, Pavement, etc.) (sf)	0.90	30,501	0.700	87%
Pervious Area (Grass, field, etc.) (sf)	0.35	4,407	0.101	13%
Gravel (sf)	0.60	0	0.000	0%
Undisturbed Wood (sf)	0.25	0	0.000	0%
Weighted C factor		0.83		
*Impervious Area	0.90	30,501	0.700	
*Percent Impervious (%)		87.38%		
*Gravel is considered as impervious area				

SITE POST- PROPOSED CONDITIONS

Description	C factor	Area (sf)	Area (Acre)	Percent Area
Site Area (sf)		34,908	0.801	100%
Impervious Area (Building, Pavement, etc.) (sf)	0.90	29,984	0.688	86%
Pervious Area (Grass, field, etc.) (sf)	0.35	4,924	0.113	14%
Gravel (sf)	0.60	0	0.000	0%
Undisturbed Wood (sf)	0.25	0	0.000	0%
Weighted C factor		0.82		
*Impervious Area	0.90	29,984	0.688	
*Percent Impervious (%)		85.89%		
*Gravel is considered as impervious area				

Increase in Impervious area (sf):	-517
Increase in Impervious area (Ac):	-0.012
Percent increase in Impervious Area (%):	-1.7%

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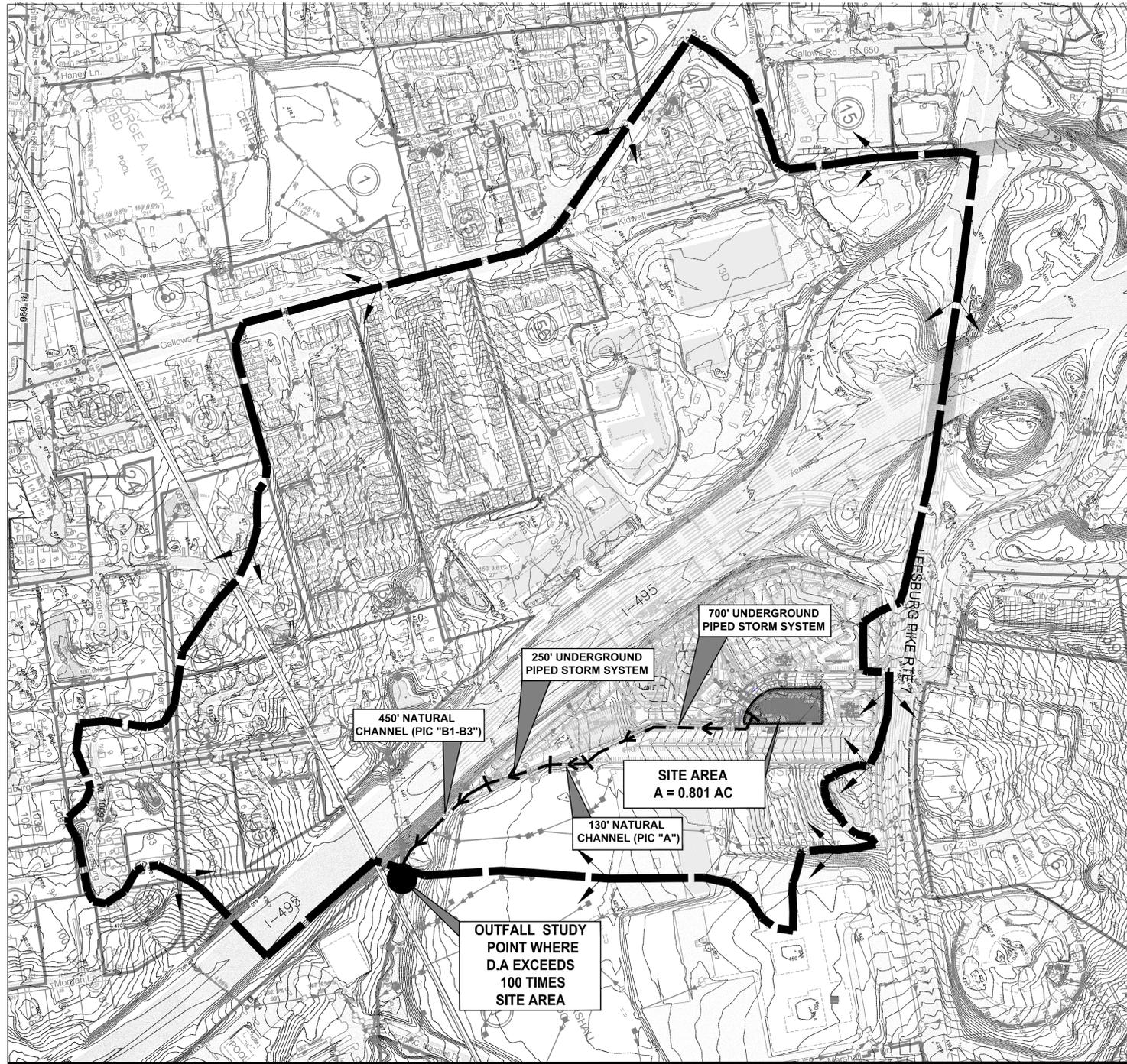
STORMWATER MANAGEMENT

RESIDENCE INN AT TYSONS

PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201	16 OF 19
SCALE AS SHOWN	DATE 2013-08-15
DRAWN BY MBR	APPROVED DHS
DRAWING NO. SE2014-PR-001	CS0016



OUTFALL MAP

SCALE: 1" = 250'-0"

OPEN CHANNEL "A"



OPEN CHANNEL "B2"



OPEN CHANNEL "B1"



OPEN CHANNEL "B3"



OUTFALL NARRATIVE

THE SITE (A = 0.801 AC.) IS LOCATED AT THE TOP OF PIMMIT RUN WATERSHED. THE OUTFALL ANALYSIS IS IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH AT LEAST 100 TIMES THE DISTURBED AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES).

THE OUTFALL STUDY POINT DRAINAGE SHED (SHOWN ON THE MAP ON THIS SHEET) IS APPROXIMATELY 166 AC., AND IS LOCATED IN PIMMIT RUN (A RESOURCE PROTECTION AREA (RPA) AS SHOWN IN FAIRFAX COUNTY CHESAPEAKE BAY MAPS).

BASED ON THE EXISTING AND PROPOSED SITE CONDITIONS SHOWN ON SHEET 16, THE IMPERVIOUS AREA HAS BEEN REDUCED BY 2% BY REPLACING THE EXISTING PAVED PARKING LOT WITH A HOTEL BUILDING AND ASSOCIATED LANDSCAPE AREAS. IN ADDITION, SITE RUNOFF VOLUME IN THE PROPOSED CONDITIONS HAS BEEN REDUCED BY 25% IN ACCORDANCE WITH THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN AS SHOWN ON THE LEED PLAN ON SHEET 19.

THE SITE DIRECTLY DRAINS INTO AN UNDERGROUND DETENTION FACILITY LOCATED PARTLY WITHIN THE DISTURBED AREA OF THE SITE. THIS FACILITY HAS THE CAPACITY OF 6,000 CF AND IS A TWIN UNDERGROUND PIPE STORAGE FACILITY. FROM THERE THE FACILITY OUTFALLS INTO AN UNDERGROUND STORM PIPE SYSTEM AND CONTINUES SOUTH UNDER AN EXISTING PARKING LOT FOR APPROXIMATELY 700 FEET OF STORM PIPING. THIS STORM OUTFALLS INTO A NATURAL OPEN CHANNEL SECTION (SEE PICTURE "A" OF THIS CHANNEL). THIS CHANNEL IS HEAVILY OVERGROWN AND HAS A ROCKY BED AT THE BOTTOM OF THE CHANNEL. NO SIGNS OF EROSION WERE DETECTED IN THIS CHANNEL. THIS CHANNEL CONTINUES FOR ONLY APPROXIMATELY 130 FEET WHERE AN END WALL PICKS THIS FLOW BACK UP AND CONVEYS IT INTO ANOTHER UNDER GROUND PIPED STORM SYSTEM. THIS STORM SYSTEM CONTINUES FOR APPROXIMATELY 250 FEET AND INCLUDES AN OFF-SITE UNDERGROUND DETENTION SYSTEM LOCATED UNDER AN EXISTING PARKING LOT. THIS SYSTEM THEN OUTFALLS INTO ANOTHER NATURAL OPEN CHANNEL SECTION (SEE PICTURE "B1"). THE CHANNEL AT THE OUTFALL SEEMS STABLE WITH OVER GROWTH AND A ROCKY BED. SLIGHTLY DOWN STREAM FROM THIS OUTFALL POINT THERE IS A SIGN OF SLIGHT EROSION WHERE THE STREAM BANK IS UNDERCUTTING A TREE ROOT (SEE PICTURE "B2"). THIS IS A VERY SHARP SECTION OF THE CHANNEL AND FROM THERE THE CHANNEL BECOMES HEAVILY ROCKY WITH EXTREMELY LARGE RIP-RAP BOULDERS (SEE PICTURE "B3"). THIS RIP-RAP CHANNEL CONTINUES TO WITHIN THE FLOODPLAIN LIMITS AND TO THE EXTENT OF THE OUTFALL ANALYSIS.

GIVEN THE ABOVE FACTS, IT IS OUR OPINION THAT AFTER REVIEW OF THE DOWNSTREAM STORM SYSTEM, THIS PROJECT WILL HAVE NO ADVERSE EFFECT, NOR CAUSE FLOODING OF ANY DOWNSTREAM PROPERTY OR STRUCTURES.

ADDITIONALLY, AT THE TIME OF FINAL ENGINEERING, IT SHALL BE DEMONSTRATED THAT THE OUTFALL IS ADEQUATE IN ACCORDANCE WITH THE REQUIREMENTS AND APPLICABLE CRITERIA SET FORTH IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM).

REV. 2014-12-04

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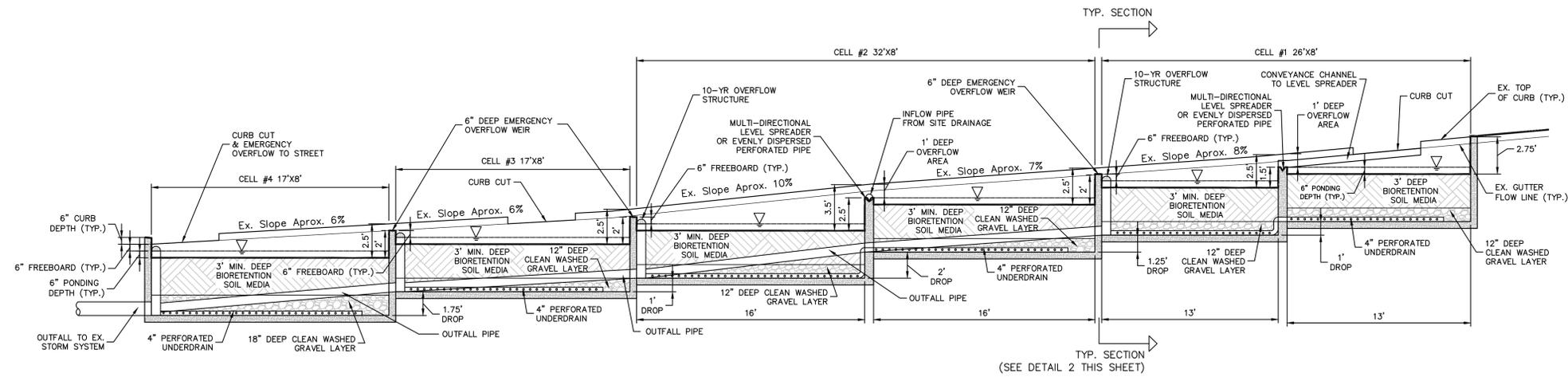
OUTFALL ANALYSIS

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

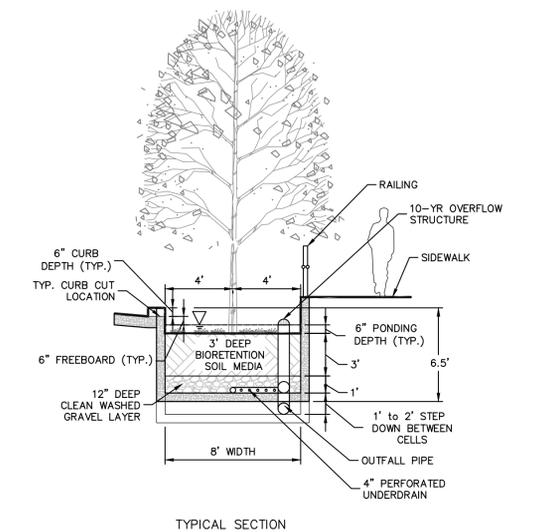
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17A OF 19	
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DRAWN BY MBR	APPROVED DHS
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CS0017A	

VA PROJECTS/LERN1201-7799_LENER_HOTEL/TYSONS/CS/SHEETS/17A-LENN1201-SW.DWG PLOTTED: 12/2/2014 12:53:32 PM BY: STEPHEN ESCHER PROJECT NO: LERN1201-7799



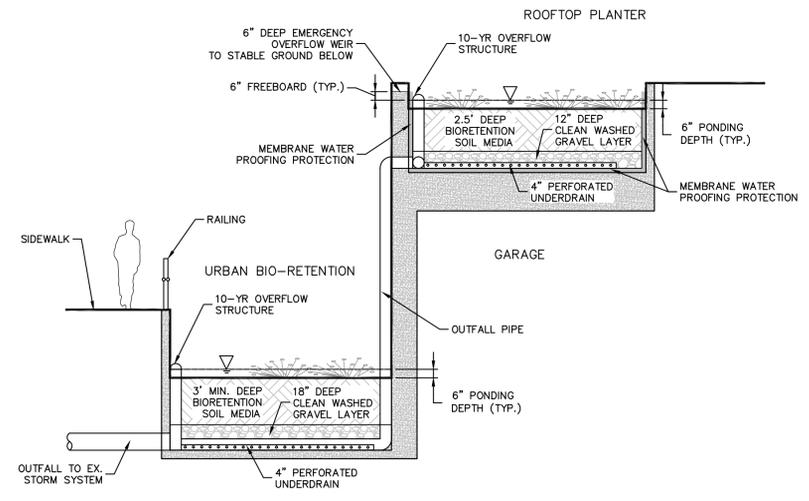
1 URBAN BIO-RETENTION TREE PIT LONGITUDINAL SECTION

NTS



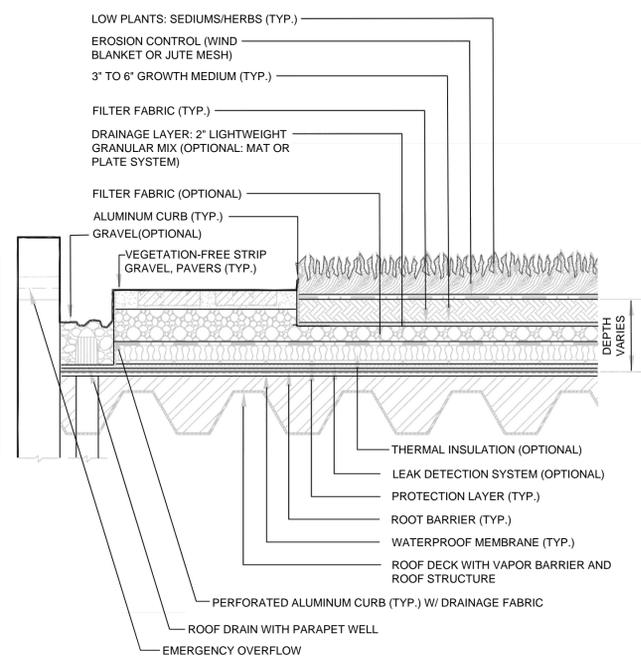
2 URBAN BIO-RETENTION TREE PIT TYPICAL SECTION

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3 URBAN BIO-RETENTION/ROOFTOP PLANTER TYPICAL SECTION

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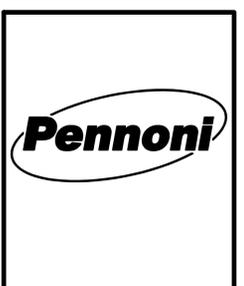
4 TYPICAL GREEN ROOF DETAIL PER VA DCR SPEC NO. 5

NTS

NOTE:

1. THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARDS TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
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REV. 2014-12-04



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STORMWATER MANAGEMENT DETAILS

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201	
17B OF 19	
SCALE AS SHOWN	DATE 2013-08-15
DRAWN BY MBR	APPROVED DHS
DRAWING NO. CS0017B	SE2014-PR-001

VA PROJECTS/LERN/1201-7799/LENER HOTEL/ISSUES(SHETS)/19-LERN/201-SW/DC PLOTTED: 12/2/2014 12:56:16 PM BY: STEPHEN ESCHER PROJECT NO. CS 0017B PROJECT STATUS: ----

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET FOR ONSITE

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Residence Inn at Tysons Corner

Description: Onsite Area Captured

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)			0.04		0.04
Total					0.04

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)			0.33		0.33
Total					0.33

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)			0.32		0.32
Total					0.32

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)			0.11		0.11
Total					0.11

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
Total					0.00

Rv Coefficients

Land Cover Type *	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

* See the instructions tab for a definition of each land cover type.

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.00
Weighted Rv (turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	0.80
Rv (impervious)	0.95
% Impervious	100%
Total Site Area (acres)	0.80
Site Rv	0.95

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	2,904
Volume Not Converted to Runoff (cf)	145
1-inch Runoff Volume for entire site (cf)	2,759

Runoff Reduction Summary

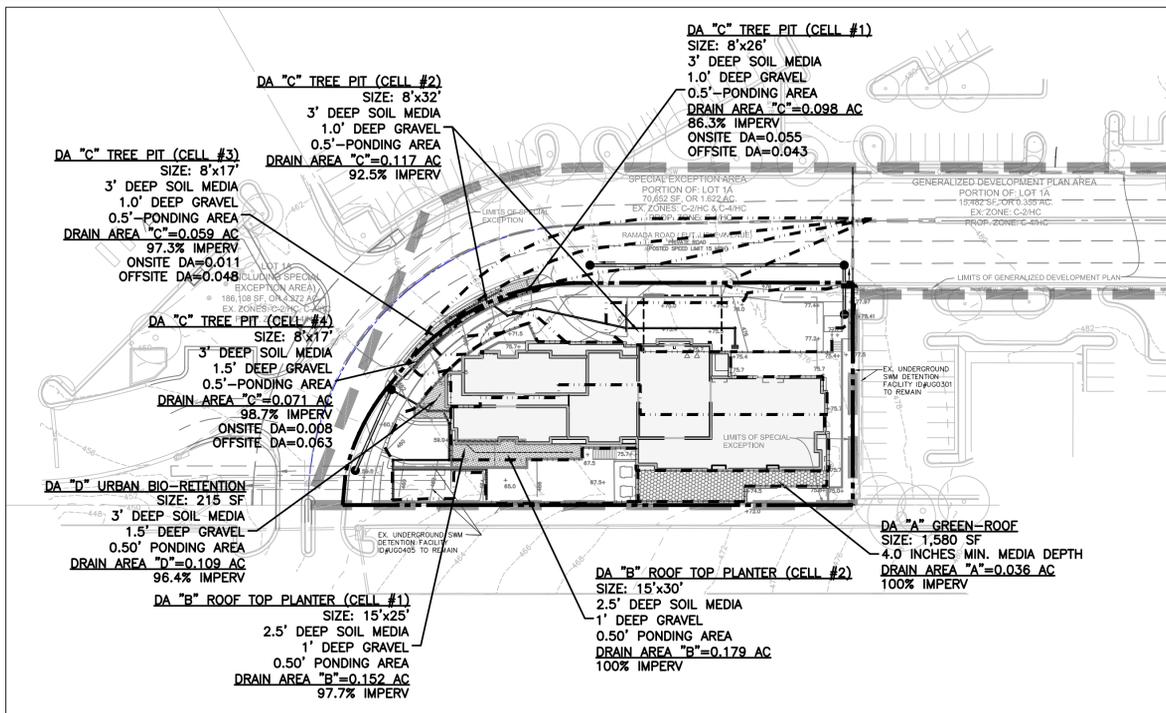
Target Runoff Reduction Volume (cf)	2,759
Runoff Reduction Volume Achieved (cf)	2,242
Total Runoff Volume Retained (cf)	2,387
Total Area of Site Captured in a BMP (acres)	0.65

Conformance with Comprehensive Plan Goal

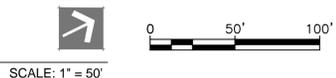
Total Site Area Captured by a BMP (%) **81%**

Rainfall Depth Retained Onsite (inch) **0.82**

SEE BELOW FOR CALCULATION COMBINING ONSITE AND OFFSITE CAPTURED AREAS TO ACHIEVE FULL 1.0 INCH FOR THE SITE



DRAINAGE DIVIDE MAP



OFFSITE DRAINAGE AREA "C" URBAN BIO-RETENTION TREE-PIT

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Residence Inn at Tysons Corner

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.00	0.15	0.15
D.A. Total (acres)					0.15

Rv (turf) 0.00
Rv (impervious) 0.95

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft ³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft ³)	Total Volume Received by Practice (ft ³)	Surface Area of Practice (ft ²)	Storage Vol Provided by Practice (ft ³)	Runoff Reduction Vol (ft ³)	Remaining Volume (ft ³)	Downstream Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bio-retention)		0.15	N/A	517	Subtract 100% of provided storage vol.	100%	0	517	N/A	1,242	517	0	
Totals:		0.15	0.00										

Total Drainage Area Treated (acres): **0.15**

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): **517**

See Site Data and Summary Tab for Site Results

NOTES:

- THE URBAN BIO-RETENTION, ROOF TOP PLANTER AND URBAN BIO-RETENTION TREE-PITS ARE ACCOUNTED AS IMPERVIOUS AREAS TO ALLOCATE THE PROPER CREDIT, BUT ARE COUNTED AS PERVIOUS AREAS IN ALL OTHER CALCULATIONS.
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REV. 2014-12-04

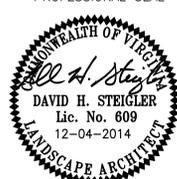
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TYSONS CORNER COMPREHENSIVE PLAN SWM COMPLIANCE COMPUTATIONS

RESIDENCE INN AT TYSONS

PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201
18A OF 19

SCALE 1" = 50'	DATE 2013-08-15
DRAWN BY MBR	APPROVED DHS
DRAWING NO. SE2014-PR-001	

CS0018A

ONSITE DRAINAGE AREA "A" GREEN ROOF

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Residence Inn at Tyson's Corner

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.04	0.04	0.04
D.A. Total (acres)					0.04

Runoff from 1" Rainfall (cf) = 138

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof		0.04	N/A	138	Subtract 100% of provided storage vol.	100%	N/A	138	N/A	158	138	0	

Totals: 0.04 0.00
 Total Drainage Area Treated (acres): 0.04
 Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 138

ONSITE DRAINAGE AREA "B" ROOF TOP PLANTER

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Residence Inn at Tyson's Corner

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.33	0.33	0.33
D.A. Total (acres)					0.33

Runoff from 1" Rainfall (cf) = 1,138

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)		0.33	N/A	1,138	Subtract 100% of provided storage vol.	100%	0	1,138	N/A	1,258	1,138	0	

Totals: 0.33 0.00
 Total Drainage Area Treated (acres): 0.33
 Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 1,138

ONSITE DRAINAGE AREA "C" URBAN BIO-RETENTION TREE-PIT

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Residence Inn at Tyson's Corner

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.32	0.32	0.32
D.A. Total (acres)					0.32

Runoff from 1" Rainfall (cf) = 1,104

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)		0.17	N/A	586	Subtract 100% of provided storage vol.	100%	0	586	N/A	1,242	586	0	

Totals: 0.17 0.00
 Total Drainage Area Treated (acres): 0.17
 Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 586

ONSITE DRAINAGE AREA "D" URBAN BIO-RETENTION

Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Residence Inn at Tyson's Corner

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.11	0.11	0.11
D.A. Total (acres)					0.11

Runoff from 1" Rainfall (cf) = 379

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)		0.11	N/A	379	Subtract 100% of provided storage vol.	100%	0	379	N/A	384	379	0	

Totals: 0.11 0.00
 Total Drainage Area Treated (acres): 0.11
 Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 379

VIRGINIA STATE DCR LID SIZING COMPUTATIONS

LID Sizing Computations	LID No.	(A) Drainage Area		Soil Type	Soil Condition												
		sf	Ac		Forest Cover	Percent Forest %	(Rv) Runoff Coef.	Manged Turf Cover	Percent Turf %	(Rv) Runoff Coef.	Impervious Cover	Percent Impervious %	(Rv) Runoff Coef.	(Rv) Weighted Runoff Coef.			
DA "A" Green Roof		1,580	0.036	D	0	0.000	0%	0.05	0	0.000	0%	0.25	1,580	0.036	100.0%	0.95	0.95
DA "B" Roof Top Planter Cell #1		6,633	0.152	D	0	0.000	0%	0.05	150	0.003	2%	0.25	6,483	0.149	97.7%	0.95	0.93
DA "B" Roof Top Planter Cell #2		7,791	0.179	D	0	0.000	0%	0.05	0	0.000	0%	0.25	7,791	0.179	100.0%	0.95	0.95
DA "C" Tree Pit Cell #1		4,258	0.098	D	0	0.000	0%	0.05	584	0.013	14%	0.25	3,674	0.084	86.3%	0.95	0.85
DA "C" Tree Pit Cell #2		5,105	0.117	D	0	0.000	0%	0.05	382	0.009	7%	0.25	4,723	0.108	92.5%	0.95	0.90
DA "C" Tree Pit Cell #3		2,560	0.059	D	0	0.000	0%	0.05	70	0.002	3%	0.25	2,490	0.057	97.3%	0.95	0.93
DA "C" Tree Pit Cell #4		3,078	0.071	D	0	0.000	0%	0.05	41	0.001	1%	0.25	3,037	0.070	98.7%	0.95	0.94
DA "D" Urban Bio-Retention		4,743	0.109	D	0	0.000	0%	0.05	169	0.004	4%	0.25	4,574	0.105	96.4%	0.95	0.93

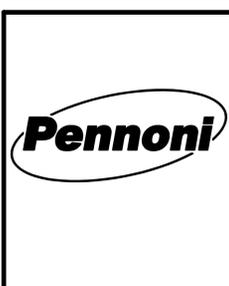
LID Sizing	LID No.	(Tv) Treatment Volume	Design Level	(D) Depth of Media	(P) Porosity	(ESD) Storage depth	Min. Surface Area	(SA) Provided Surface Area	Actual Volume Provided
		cf		in	in/hr	in	sf	ft	cf
DA "A" Green Roof		(1.1 in)(Rv)(A)/12 138	2	4.00	0.30	1.20	Tv((P)(D)/12) 1,376	1580	158

LID Sizing	LID No.	(Tv) Treatment Volume	Design Level	Depth of Soil Media	Depth of Gravel Layer	Depth of Surface Storage	(ESD) Equiv. Storage depth	Min. Surface Area	Length LID-Area	Calculated Width LID-Area	Actual Width LID-Area	(SA) Provided Surface Area	Actual Volume Provided
		cf		ft	ft	ft	ft	sf	ft	ft	ft	sf	cf
DA "B" Roof Top Planter Cell #1		516	1	2.50	1.00	0.50	1.53	258	25	10.3	15	375	572
DA "B" Roof Top Planter Cell #2		617	1	2.50	1.00	0.50	1.53	308	30	10.3	15	450	686
DA "C" Tree Pit Cell #1		303	1	3.00	1.00	0.50	1.65	152	26	5.8	8	208	343
DA "C" Tree Pit Cell #2		382	1	3.00	1.00	0.50	1.65	191	32	6.0	8	256	422
DA "C" Tree Pit Cell #3		199	1	3.00	1.00	0.50	1.65	99	17	5.8	8	136	224
DA "C" Tree Pit Cell #4		241	1	3.00	1.50	0.50	1.85	121	17	7.1	8	136	252
DA "D" Urban Bio-Retention		366	1	2.75	1.50	0.50	1.79	183				215	384

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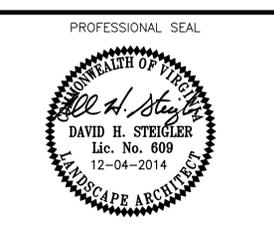
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 Chantilly, VA 20151 - 703.449.6700

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**TYSONS CORNER COMPREHENSIVE PLAN
 SWM COMPLIANCE COMPUTATIONS**

RESIDENCE INN AT TYSONS
 PROVIDENCE DISTRICT
 FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO.
LERN1201

18B OF 19

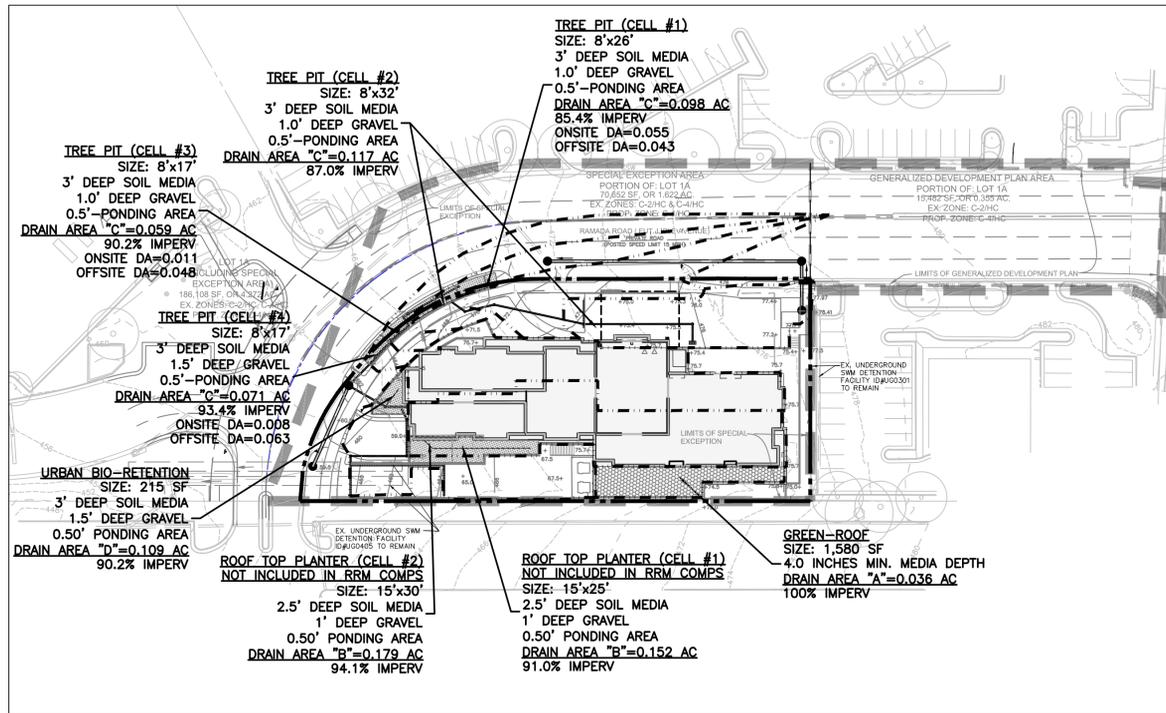
SCALE: N/A DATE: 2013-08-15

DRAWN BY: MBR APPROVED: DHS

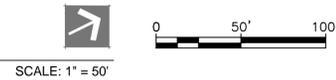
DRAWING NO. SE2014-PR-001

CS0018B

VA PROJECTS/LERN/1201-7799/LENER HOTEL/PERSONS/SWETS/18B-LENER/201-SW-04C PLOTTED: 12/3/2014 1:01:26 PM BY: STEPHEN ESCHER



DRAINAGE DIVIDE MAP



SCALE: 1" = 50'

DRAINAGE AREA "B" ROOF TOP PLANTER (NOT INCLUDED IN COMPLIANCE CALCULATIONS)

Drainage Area B

Drainage Area B Land Cover (acres)				
A Soils	B Soils	C Soils	D Soils	Totals
0.00	0.00	0.00	0.00	0.00
0.00	0.02	0.00	0.00	0.02
0.00	0.31	0.00	0.00	0.31
Total				0.33

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B

Credit	Unit	Description of Credit	Credit	Credit Area (acres) (cf for Credit 2.f)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
6. Bioretention													
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.31	0	423	635	25	0.00	0.66	0.37	0.30	
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.02	0	9	13	25	0.00	0.01	0.01	0.01	
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)								0.14					
TOTAL RUNOFF REDUCTION IN D.A. B (cf)								432					
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)								0.37					

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NOTES:

- DRAINAGE AREA "B" ROOF TOP PLANTER HAS NOT BEEN INCLUDED IN COMPLIANCE CALCULATIONS SINCE THIS DEVICE IS NOT AN APPROVED DCR LID DEVICE BUT IS ONLY SHOWN FOR INFORMATIONAL PURPOSES.
- THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARDS TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
- THE COMPUTATIONS ARE PROVIDED TO SHOW THAT WE MEET THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS SPECIAL EXCEPTION DOCUMENT, AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN.

DRAINAGE AREA "A" GREEN ROOF

Drainage Area A

Drainage Area A Land Cover (acres)				
A Soils	B Soils	C Soils	D Soils	Totals
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.04	0.04
Total				0.04

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres) (cf for Credit 2.f)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
1. Vegetated Roof													
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	45% runoff volume reduction	0.45	0.00	0	0	0	0	0.00	0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	acres of green roof	60% runoff volume reduction	0.60	0.04	0	75	50	0	0.00	0.08	0.05	0.03	
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)								0.14					
TOTAL RUNOFF REDUCTION IN D.A. A (cf)								75					
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)								0.05					

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

DRAINAGE AREA "C" URBAN BIO-RETENTION TREE-PIT

Drainage Area C

Drainage Area C Land Cover (acres)				
A Soils	B Soils	C Soils	D Soils	Totals
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.04	0.04
0.00	0.00	0.00	0.31	0.31
Total				0.35

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area C

Credit	Unit	Description of Credit	Credit	Credit Area (acres) (cf for Credit 2.f)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
6. Bioretention													
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.31	0	421	631	25	0.00	0.66	0.36	0.30	
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.04	0	15	22	25	0.00	0.02	0.01	0.01	
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)								0.14					
TOTAL RUNOFF REDUCTION IN D.A. C (cf)								435					
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. C (lb/yr)								0.36					

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

DRAINAGE AREA "D" URBAN BIO-RETENTION

Drainage Area D

Drainage Area D Land Cover (acres)				
A Soils	B Soils	C Soils	D Soils	Totals
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.01	0.01
0.00	0.00	0.00	0.10	0.10
Total				0.11

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area D

Credit	Unit	Description of Credit	Credit	Credit Area (acres) (cf for Credit 2.f)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
6. Bioretention													
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.10	0	135	203	25	0.00	0.21	0.12	0.10	
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.01	0	4	6	25	0.00	0.01	0.00	0.00	
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)								0.14					
TOTAL RUNOFF REDUCTION IN D.A. D (cf)								139					
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. D (lb/yr)								0.12					

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

REV. 2014-12-04

Pennoni Associates Inc.

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Chantilly, VA 20151 - 703.449.6700

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NEW VIRGINIA RUNOFF REDUCTION METHOD COMPLIANCE COMPUTATIONS

RESIDENCE INN AT TYSONS
PROVIDENCE DISTRICT
FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO.
LERN1201

18C OF 19

SCALE
1" = 50'

DATE
2013-08-15

DRAWN BY
MBR

APPROVED
DHS

DRAWING NO.
SE2014-PR-001

CS0018C

VA PROJECTS\LERN1201-7799_LENER_HOTEL\PERSONS\CS0018C-LERN1201-SW.DWG PLOTTED: 12/4/2014 12:32:58 PM BY: STEPHEN ESCHER POSTFILE: PENNONI\CS0018C_PROJECT STATUS: -----

VIRGINIA RUNOFF REDUCTION METHOD REDEVELOPMENT WORKSHEET

Virginia Runoff Reduction Method Worksheet -- Revised -- 12/07/09 - Redevelopment Site Data

Project Name: Residence Inn at Tysons Corner Date: 3/26/2014

data input cells calculation cells constant values

Post-Development Project & Land Cover Information

Constants table with columns for Annual Rainfall, Target Rainfall, Phosphorus EMC, and Nitrogen EMC.

Pre-Development Land Cover (acres) table with columns for A soils, B soils, C soils, D soils, and Totals.

Post-Development Land Cover (acres) table with columns for A soils, B soils, C soils, D soils, and Totals.

Rv Coefficients table with columns for A soils, B soils, C soils, D soils.

Land Cover Summary Pre-Development and Post-Development tables.

Pre-Development Treatment Volume and Post-Development Treatment Volume tables.

Pre-Development Load and Post-Development Load tables.

Pre-Development Load (TN) and Post-Development Load (TN) table.

PHOSPHOROUS REDUCTION RESULTS

Site Results Phosphorous table showing load reduction required and achieved.

Site Results Nitrogen table showing load reduction required and achieved.

NOTES:

- Notes regarding drainage area 'B' roof top planter, facilities and preliminary computations, and stormwater management requirements.

CHANNEL AND FLOOD PROTECTION RESULTS

Channel and Flood Protection Results table with columns for 1-year storm, 2-year storm, 10-year storm.

Based on the use of Runoff Reduction practices in the various drainage areas, the spreadsheet calculates an adjusted Vdevelped and adjusted Curve Number.

Drainage Area A table with columns for A soils, B soils, C soils, D soils.

Drainage Area B table with columns for A soils, B soils, C soils, D soils.

Drainage Area C table with columns for A soils, B soils, C soils, D soils.

Drainage Area D table with columns for A soils, B soils, C soils, D soils.

Using the Adjusted Curve Number for each drainage area, calculate peak discharges for the 1, 2, and 10 year storm.

1-YR DETENTION CALCULATIONS

Stormwater Management Detention Computations table including allowable release calculations and weighted RV calculation.

DRAINAGE AREA "B" NOT USED IN COMPLIANCE CALCS

DRAINAGE AREA "C" INCLUDES OFFSITE AREA BEING TREATED IN TREE PITS

UNCONTROLLED AREA ONLY Rv CALCULATION

Worksheet 2: Runoff curve number and runoff

Project: Residence Inn Uncontrolled Area Location: Tysons Corner

Runoff Curve Number (CN) table with columns for Soil name and hydrologic group, Cover Description, Area, Product of CN x Area.

1. Use only one CN source per line. CN (weighted) = (total product) / (total area) = 42.574 / 0.454 = 93.97974

Runoff table with columns for Storm #1, Storm #2, Storm #3, Storm #4, Storm #5.

FOREST CONDITION ONLY Rv CALCULATION

Worksheet 2: Runoff curve number and runoff

Project: Residence Inn Forest Only Location: Tysons Corner

Runoff Curve Number (CN) table with columns for Soil name and hydrologic group, Cover Description, Area, Product of CN x Area.

1. Use only one CN source per line. CN (weighted) = (total product) / (total area) = 73.458 / 0.954 = 77

Runoff table with columns for Storm #1, Storm #2, Storm #3, Storm #4, Storm #5.

NOTE: ALL TR-55 WORKSHEETS INCLUDE OFFSITE AREA BEING TREATED IN TREE PITS

PRE DEVELOPED Rv CALCULATION

Worksheet 2: Runoff curve number and runoff

Project: Residence Inn Location: Tysons Corner

Runoff Curve Number (CN) table with columns for Soil name and hydrologic group, Cover Description, Area, Product of CN x Area.

1. Use only one CN source per line. CN (weighted) = (total product) / (total area) = 91.674 / 0.954 = 96.0943

Runoff table with columns for Storm #1, Storm #2, Storm #3, Storm #4, Storm #5.

PRE DEVELOPED Tc CALCULATION

Worksheet 3: Time of concentration (Tc) or travel time (Tt)

Project: Residence Inn Location: Tysons Corner

Sheet Flow (Applicable to Tc only) table with columns for Segment ID, Surface description, Manning's roughness coefficient, etc.

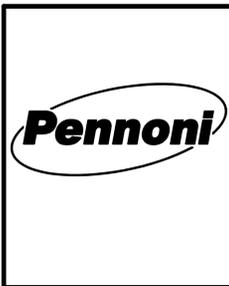
Shallow concentrated flow table with columns for Segment ID, Surface description, Flow length, etc.

PRE DEVELOPED FLOW CALCULATION

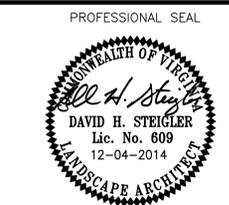
Worksheet 4: Graphical Peak Discharge Method (TR-55)

Project: Residence Inn Location: Tysons Corner

Flow Calculation table with columns for Data, Frequency, Rainfall, Peak discharge, etc.



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NEW VIRGINIA RUNOFF REDUCTION METHOD COMPLIANCE COMPUTATIONS

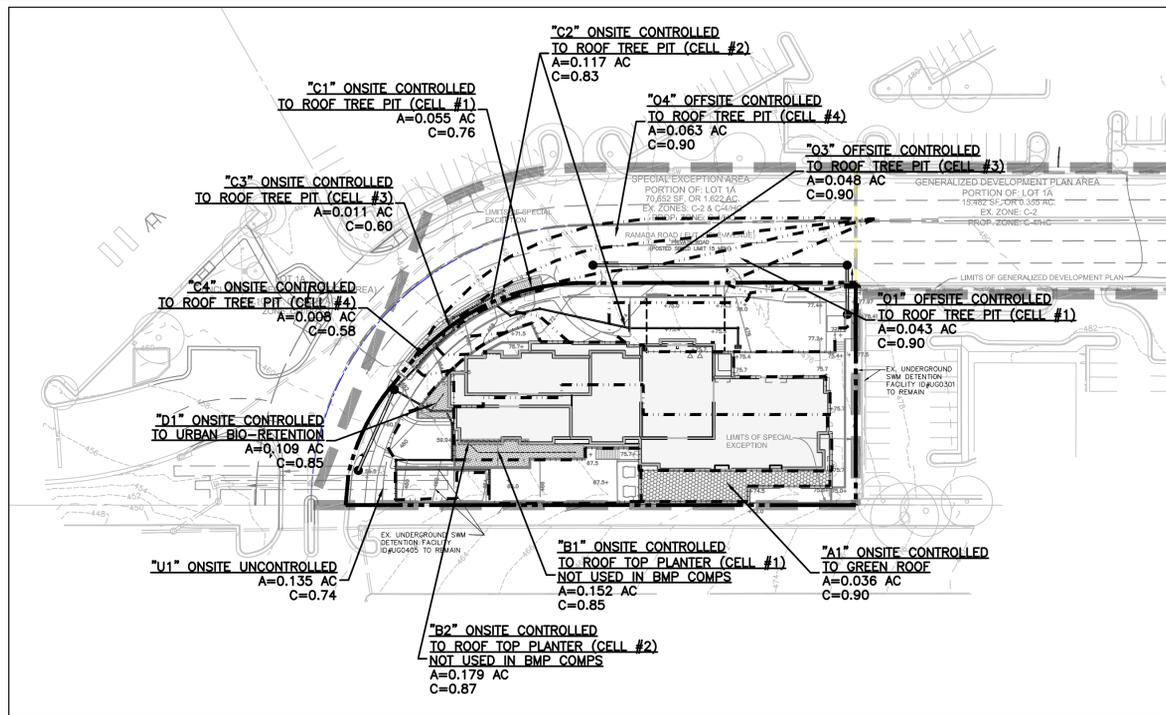
Engineers • Surveyors • Planners • Landscape Architects

RESIDENCE INN AT TYSONS PROVIDENCE DISTRICT FAIRFAX, VIRGINIA

ISSUED FOR, REV, DATE, BY table

PROJECT NO. LERN1201, 18D OF 19, SCALE, DATE, DRAWN BY, APPROVED, DRAWING NO., SE2014-PR-001, CS0018D

PROJECT STATUS: 12/3/2014 10:48 PM BY: STEPHEN ESCHER PLOTTED: 12/3/2014 10:48 PM



DRAINAGE DIVIDE MAP



QCCOQUAN METHOD BMP COMPLIANCE WORKSHEET

PROJECT NAME: Residence Inn at Tysons Corner
 PROJECT NUMBER: LERN1201
 Date: March 26, 2014
 Designed By: Marco Restivo

BMP FACILITY DESIGN CALCULATIONS
 Occoquan Method

I. WATER QUALITY NARRATIVE

II. WATERSHED INFORMATION

Part 1: LIST OF SUBAREAS AND "C" FACTORS USED

SUBAREA DESIGNATION AND DESCRIPTION	C	ACRES
A1 ONSITE CONTROLLED TO GREEN ROOF	0.90	0.036
B1 ONSITE CONTROLLED TO ROOF TOP PLANTER CELL #1 (not used)	0.85	0.152
B2 ONSITE CONTROLLED TO ROOF TOP PLANTER CELL #2 (not used)	0.87	0.179
C1 ONSITE CONTROLLED TO TREE PIT CELL #1	0.76	0.055
C2 ONSITE CONTROLLED TO TREE PIT CELL #2	0.83	0.117
C3 ONSITE CONTROLLED TO TREE PIT CELL #3	0.60	0.011
C4 ONSITE CONTROLLED TO TREE PIT CELL #4	0.58	0.008
D1 ONSITE CONTROLLED TO URBAN BIO-RETENTION	0.85	0.109
U1 ONSITE UNCONTROLLED	0.74	0.135
O1 OFFSITE CONTROLLED TO TREE PIT CELL #1	0.90	0.043
O3 OFFSITE CONTROLLED TO TREE PIT CELL #3	0.90	0.048
O4 OFFSITE CONTROLLED TO TREE PIT CELL #4	0.90	0.063

III. PHOSPHORUS REMOVAL

Part 2: COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) SUBAREA DESIGNATION	(a) C	(b) ACRES	(c) PRODUCT
A1	0.90	0.036	0.03
B1	0.85	0.152	0.13
B2	0.87	0.179	0.16
C1	0.76	0.055	0.04
C2	0.83	0.117	0.10
C3	0.60	0.011	0.01
C4	0.58	0.008	0.00
D1	0.85	0.109	0.09
U1	0.74	0.135	0.10
TOTAL	0.802	0.66	0.66

WEIGHTED POST DEVELOPMENT "C" FACTOR = (b)/(a) = (c) 0.82

Part 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF %	AREA RATIO	"C" FACTOR RATIO	PRODUCT
A1	ONSITE CONTROLLED TO GREEN ROOF	40	0.036 / 0.802	0.90	1.96
B1	ONSITE CONTROLLED TO ROOF TOP PLANTER CELL #1	50	0.152 / 0.802	0.85	0.82 (not used)
B2	ONSITE CONTROLLED TO ROOF TOP PLANTER CELL #2	50	0.179 / 0.802	0.87	0.82 (not used)
C1	ONSITE CONTROLLED TO TREE PIT CELL #1	50	0.055 / 0.802	0.76	3.17
C2	ONSITE CONTROLLED TO TREE PIT CELL #2	50	0.117 / 0.802	0.83	7.36
C3	ONSITE CONTROLLED TO TREE PIT CELL #3	50	0.011 / 0.802	0.60	0.50
C4	ONSITE CONTROLLED TO TREE PIT CELL #4	50	0.008 / 0.802	0.58	0.35
D1	ONSITE CONTROLLED TO URBAN BIO-RETENTION	50	0.109 / 0.802	0.85	7.02
O1	OFFSITE CONTROLLED TO TREE PIT CELL #1	50	(0.2) x 0.043 / 0.802	0.90	0.59*
O3	OFFSITE CONTROLLED TO TREE PIT CELL #3	50	(0.2) x 0.048 / 0.802	0.90	0.65*
O4	OFFSITE CONTROLLED TO TREE PIT CELL #4	50	(0.2) x 0.063 / 0.802	0.90	0.86*
TOTAL SITE PHOSPHORUS REMOVAL				22.46	

REDEVELOPMENT PHOSPHOROUS LOAD REQUIREMENTS (PFM 6-0401.2B):
 [1-0.9("I"pre / "I"post)] X 100 = % P removal
 "I"pre = pre-development impervious area: 0.700 Ac
 "I"post = post-development impervious area: 0.688 Ac
 [1-0.9(0.700 / 0.688)] X 100 = **8.43%**

Part 4: DETERMINE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQUIREMENT
 (A) SELECT REQUIREMENT (a) 8.43
 (B) IF LINE 3(a) 22.46 >= LINE 4(a) 8.43 THEN PHOSPHOROUS REMOVAL REQUIREMENT IS SATISFIED.
OK

Part 5: DETERMINE COMPLIANCE WITH SITE COVERAGE REQUIREMENTS
 SUM ALL THE UNCONTROLLED ONSITE AREAS AND COMPUTE A WEIGHTED AVERAGE "C" FACTOR. DO NOT INCLUDE QUALIFYING OPEN SPACE.

SUBAREA DESIGNATION	"C"	ACRES	PRODUCT
U1	0.74	0.135	0.0999
(A) TOTAL EQUIVALENT UNCONTROLLED			0.0999 (a)
(B) TOTAL UNCONTROLLED AREA			0.135 (b)
(C) WEIGHTED AVERAGE "C" FACTOR (a)/(b)=(c)			0.74 (c)
(D) IF LINE 5(b)>20% OF LINE 2(a), THEN THE SITE COVERAGE REQUIREMENT IS SATISFIED.			
LINE 5(a) IS THE EQUIVALENT OFFSITE ARE FOR WHICH COVERAGE MAY BE REQUIRED.			
100 X LINE 5(b)	0.135 / LINE 2(a)	0.802 = (d)	16.83 %

OK

Part 6: DETERMINE THE OFFSITE AREAS FOR WHICH COVERAGE IS REQUIRED
 not applicable

Part 7: SEE BMP SIZING TABLE FOR BMP SIZES

BMP DEVICE SIZING PER PFM SECTION 6-1307 & 6-1309

BMP Device	Area Calculations		Percent Impervious (%)	Inches of treatment (in.)	Target Phosphorous Removal Efficiency (%)	Required Water Quality Volume WQv=	Required WQv= (c.f.)	Maximum Ponding Depth (ft)	Filter Bed Area Af = WQv/hf (sf)	Provided filter Bed Area (s.f.)	Comments		
	DA=Drainage Area (s.f.) (Ac.)	AI=Impervious Area (Ac.)											
DA "B" Roof Top Planter Cell #1	6,633	0.152	6,036	0.139	91.0%	0.5	50%	Impervious Area X 1.815 cf	252	0.75	335	375	Not included in BMP compliance computations
DA "B" Roof Top Planter Cell #2	7,791	0.179	7,331	0.168	94.1%	0.5	50%	Impervious Area X 1.815 cf	305	0.75	407	450	Not included in BMP compliance computations
DA "C" Tree Pit Cell #1	4,258	0.098	3,636	0.083	85.4%	0.5	50%	Impervious Area X 1.815 cf	152	0.75	202	208	Ponding Depth will need to be increased by 0.25' if old PFM Stds. Are utilized
DA "C" Tree Pit Cell #2	5,105	0.117	4,442	0.102	87.0%	0.5	50%	Impervious Area X 1.815 cf	185	0.75	247	256	Ponding Depth will need to be increased by 0.25' if old PFM Stds. Are utilized
DA "C" Tree Pit Cell #3	2,560	0.059	2,310	0.053	90.2%	0.5	50%	Impervious Area X 1.815 cf	96	0.75	128	136	Ponding Depth will need to be increased by 0.25' if old PFM Stds. Are utilized
DA "C" Tree Pit Cell #4	3,078	0.071	2,876	0.066	93.4%	0.5	50%	Impervious Area X 1.815 cf	120	1.00	120	136	Ponding Depth will need to be increased by 0.50' if old PFM Stds. Are utilized
DA "D" Urban Bio-Retention	4,743	0.109	4,279	0.098	90.2%	0.5	50%	Impervious Area X 1.815 cf	178	1.00	178	215	Ponding Depth will need to be increased by 0.50' if old PFM Stds. Are utilized

NOTES:

- IF OCCOQUAN BMP METHOD IS THE APPROVABLE METHOD AT FINAL ENGINEERING PONDING AREAS IN SOME OF THE LID DEVICES WILL NEED TO BE INCREASED BY 0.25' AND IN SOME CASES 0.50'. THIS CAN BE ACCOMPLISHED IN SOME CASES BY REDUCING THE AMOUNT OF SOIL AND GRAVEL LAYERS CURRENTLY SHOWN IN THE LID DEVICES WHERE THE LAYERS ARE GREATER THAN THE PFM CURRENT REQUIREMENT OF DEPTHS.
- THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARDS TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
- THE COMPUTATIONS ARE PROVIDED TO SHOW THAT WE MEET THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS SPECIAL EXCEPTION DOCUMENT, AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN.

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OLD FAIRFAX COUNTY PFM OCCOQUAN
 BMP METHOD COMPLIANCE COMPUTATIONS

RESIDENCE INN AT TYSONS
 PROVIDENCE DISTRICT
 FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO.
LERN1201
 18E OF 19

SCALE
 1" = 50'
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CS0018E

REV. 2014-12-04

EXISTING CONDITONS TR-55 RUNOFF CALCULATIONS

Worksheet 2: Runoff curve number and runoff

Project: *Residence Inn* By: *MBR* Date: *28-Mar-14*
 Location: *Tysons Corner* Checked: *PDN* Date:
 Condition: *Existing / Predeveloped Conditions* REVISID:

1. Runoff Curve Number (CN)

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN ¹			Area (acres)	Product of CN x Area
		Table 2-2	Figure 2-3	Figure 2-4		
D	Woods - Good Condition	77			0.000	0
D	Impervious Area (Building, Trails, Parking, Roadway)	98			0.664	65.072
D	Open Space (Lawns, grass area, lanscape area) - Good Condition	80			0.059	4.72
Totals =					0.723	69.792

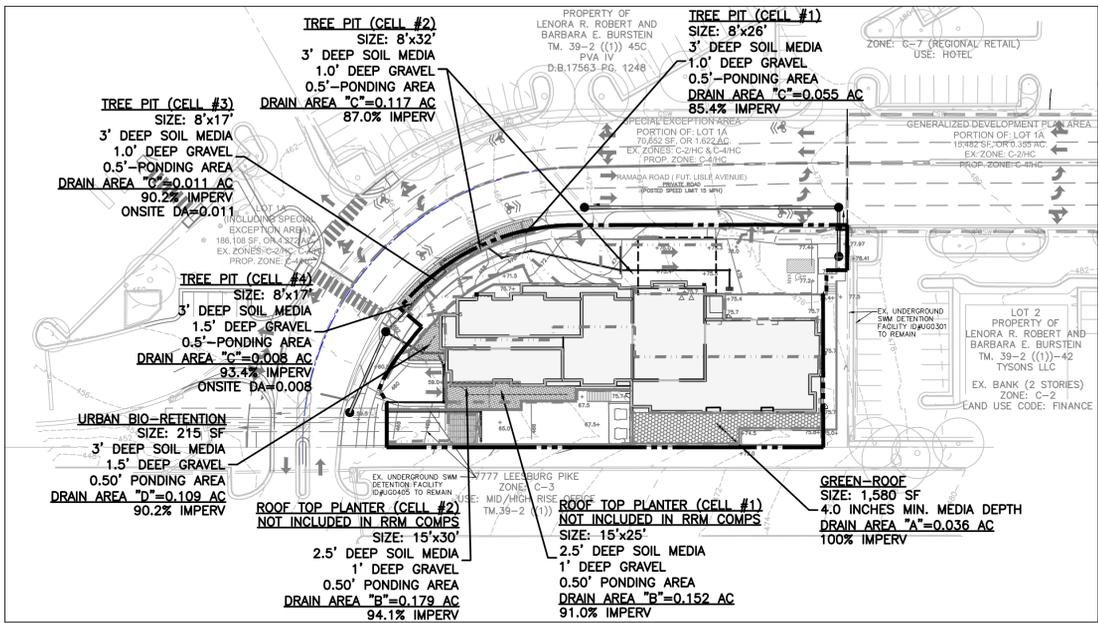
1. Use only one CN source per line.

CN (weighted) = (total product) / (total area) = $69.792 / 0.723 = 96.53112$
 Use CN = **96.5311**

Therefore, S = (1000/CN) - 10 = **0.359**
 Therefore Ia = 0.2 * S = **0.072**

2. Runoff

	Storm #1	Storm #2	Storm #3	Storm #4	Storm #5
Frequency years	1	2	10	25	100
Rain fall, P (24-hour) inches	2.7	3.2	5.2	6.0	7.3
Runoff, Q inches	2.31	2.81	4.79	5.59	6.89



LEED BOUNDARY DRAINAGE DIVIDE MAP

SCALE: 1" = 50"

PROPOSED CONDITONS TR-55 RUNOFF CALCULATIONS

Worksheet 2: Runoff curve number and runoff

Project: *Residence Inn* By: *MBR* Date: *28-Mar-14*
 Location: *Tysons Corner* Checked: *PDN* Date:
 Condition: *Developed / Proposed Conditions* REVISID:

1. Runoff Curve Number (CN)

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN ¹			Area (acres)	Product of CN x Area
		Table 2-2	Figure 2-3	Figure 2-4		
D	Woods - Good Condition	77			0.000	0
D	Impervious Area (Building, Trails, Parking, Roadway)	98			0.633	62.034
D	Open Space (Lawns, grass area, lanscape area) - Good Condition	80			0.090	7.2
Totals =					0.723	69.234

1. Use only one CN source per line.

CN (weighted) = (total product) / (total area) = $69.234 / 0.723 = 95.759336$
 Use CN = **95.76**

Therefore, S = (1000/CN) - 10 = **0.443**
 Therefore Ia = 0.2 * S = **0.089**

2. Runoff

	Storm #1	Storm #2	Storm #3	Storm #3	Storm #4
Frequency years	1	2	10	25	100
Rainfall, P (24-hour) inches	2.7	3.2	5.2	6.0	7.3
Runoff, Q inches	2.23	2.72	4.70	5.50	6.79

NOTE:

- THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLANS INITIATIVES WITH REGARDS TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
- THE COMPUTATIONS ARE PROVIDED TO SHOW THAT WE MEET THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS SPECIAL EXCEPTION DOCUMENT, AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN.

LEED CREDIT SS 6.1 COMPLIANCE CALCULATIONS

Runoff Volume - Existing Conditions

Storm Event	Area (sf)	Area (Acres)	Runoff (in)	Volume (cf)	75% of Vol. (cf)
1-yr	31,500	0.723	2.31	6,084	4,563
2-yr	31,500	0.723	2.81	7,376	5,532

see TR-55 sheets for runoff calculations

Runoff Volume - Proposed Conditions

Storm Event	Area (sf)	Area (Acres)	Runoff (in)	Volume (cf)
1-yr	31,500	0.723	2.23	5,854
2-yr	31,500	0.723	2.72	7,140

see TR-55 sheets for runoff calculations

Runoff Reduction Achieved in proposed LIDs

LID #	Description	Runoff Reduction Vol. (cf)
A	Vegetated Roof	138
B	Roof Top Planter	1,138
C	Urban Bio-Retention Tree pit	586
D	Urban Bio-Retention	379
Total Runoff Reduction Achieved:		2,241

see Tysons Corner Comp stormwater spreadsheets for runoff reduction volume calculations

LEED Requirement Greater than 50% Impervious

With an imperviousness of greater than 50%, a 25% reduction of the existing storage volume must be met.

Storm Event	Proposed Volume (cf)	Runoff Reduction Achieved in LIDs (cf)	Reduced Prop. Vol. from LIDs (cf)	25% Reduced Existing Volume (cf)
1-yr	5,854	2,241	3,613	4,548
2-yr	7,140	2,241	4,899	5,532

Proposed volumes are less than 25% of existing volume.
 LEED Credit SS 6.1 Achieved.

LEED CREDIT SS 6.2 COMPLIANCE CALCULATIONS

TSS Compliance Table

LID #	Description	TSS Removal Efficiency (%)	Area Treated (Ac)	Product
	LEED Boundary	80%	0.72	0.576
A	Vegetated Roof	70%	0.04	0.028
B	Roof Top Planter	90%	0.33	0.297
C	Urban Bio-Retention Tree pit	90%	0.17	0.153
D	Urban Bio-Retention	90%	0.11	0.099
Average TSS Removal received within LEED Boundary		80%	0.65	0.577

TSS efficiencies taken from EPA Storm Water Technology Fact Sheet

LEED COMPLIANCE NARRATIVE

LEED BOUNDARY

THE LEED BOUNDARY FOR THIS SITE IS DIFFERENT FROM THE SITE BOUNDARY. THE LEED BOUNDARY HAS BEEN SET TO ENCOMPASS THE ENTIRE HOTEL, GARAGE, AND AREAS OF TREATMENT ONSITE. TOTAL AREA OF THE LEED BOUNDARY IS 0.72 ACRES. COMPARING THE PRE AND POST CONDITIONS A REDUCTION OF 4.7% IMPERVIOUSNESS HAS BEEN ACHIEVED BY THIS BOUNDARY.

LEED 6.1

GOAL: SINCE THE FOLLOWING SITE IN ITS EXISTING CONDITIONS HAS A GREATER IMPERVIOUSNESS OF 50% CASE 2 IS APPLICABLE FOR THIS SITE. CASE 2 STATES: IMPLEMENT A STORMWATER MANAGEMENT PLAN THAT RESULTS IN A 25% DECREASE IN THE VOLUME AND PEAK OF STORMWATER RUNOFF FROM THE 2-YEAR 24-HOUR DESIGN STORM.

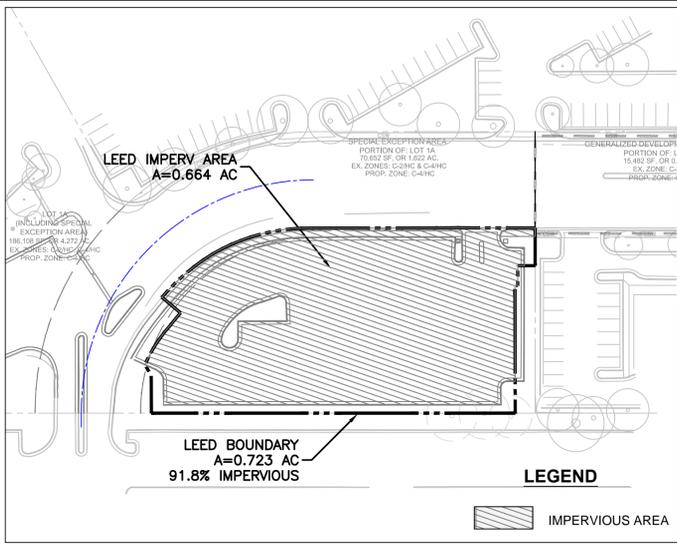
AS SHOWN LEED CREDIT SS 6.1 COMPLIANCE SPREADSHEET A COMBINATION OF IMPERVIOUS AREA REDUCTION AND VOLUME REDUCTION ACHIEVED IN THE PROPOSED LID DEVICES HAVE REDUCED EXISTING 2-YEAR VOLUME BY MORE THAN THE REQUIRED 25%. THEREFORE LEED CREDIT SS 6.1 HAS BEEN MET.

LEED 6.2

GOAL: IMPLEMENT A STORMWATER MANAGEMENT PLAN THAT REDUCES THE IMPERVIOUS COVER, PROMOTES INFILTRATION AND CAPTURES AND TREATS STORMWATER RUNOFF FROM 90% (1-INCH) OF THE AVERAGE RAINFALL USING ACCEPTABLE BEST MANAGEMENT PRACTICES (BMPs). BMPs USED TO TREAT RUNOFF MUST BE CAPABLE OF REMOVING 80% OF THE AVERAGE ANNUAL POST DEVELOPMENT TOTAL SUSPENDED SOLID (TSS) LOAD BASED ON EXISTING MONITORING REPORTS. BMPs ARE CONSIDERED TO MEET THESE CRITERIA IF THEY ARE DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FROM A STATE OR LOCAL PROGRAM THAT HAS ADOPTED THESE PERFORMANCE STANDARDS.

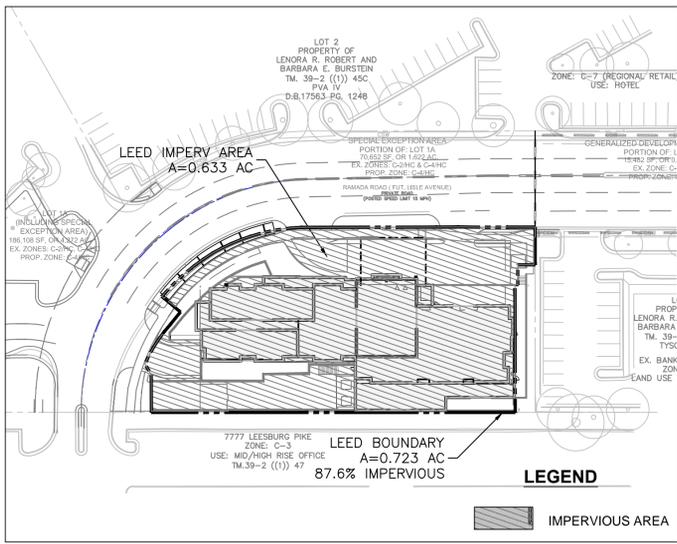
LIDS ARE SIZED PER VIRGINIA STATE DCR SPECIFICATIONS WHICH ACHIEVE 80% TSS. BMPs ARE DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FROM VA STATE, FAIRFAX COUNTY, AND TYSONS CORNER COMPREHENSIVE STANDARDS. A WEIGHTED TSS TABLE HAS BEEN PROVIDED SHOWING BY USING THE LEED BOUNDARY AS SHOWN 80% TSS CAN BE ACHIEVED. LEED BOUNDARY WILL BE COORDINATED WITH ARCHITECT AT ALL PARTIES APPLYING FOR LEED AT FINAL ENGINEERING. ADDITIONAL OFFSITE AREAS CAN BE INCLUDED IN THE LEED BOUNDARY IF NECESSARY TO MEET 6.2 IF DEEMED REQUIRED DURING FINAL ENGINEERING, THEREFORE LEED CREDIT SS 6.2 HAS BEEN MET.

REV. 2014-12-04



LEED BOUNDARY EXISTING CONDITIONS IMPERVIOUS AREA MAP

SCALE: 1" = 60"



LEED BOUNDARY PROPOSED CONDITIONS IMPERVIOUS AREA MAP

SCALE: 1" = 60"

LEED BOUNDARY IMPERVIOUS AREA COMPUTATIONS

LEED BOUNDARY PRE - EXISTING CONDITIONS				LEED BOUNDARY POST - PROPOSED CONDITIONS			
Description	C factor	Area (sf)	Percent Area	Description	C factor	Area (sf)	Percent Area
Site Area (sf)		31,500	100%	Site Area (sf)		31,500	100%
Impervious Area (Building, Pavement, etc.) (sf)	0.90	28,930	92%	Impervious Area (Building, Pavement, etc.) (sf)	0.90	27,579	88%
Perivous Area (Grass, field, etc.) (sf)	0.35	2,570	8%	Perivous Area (Grass, field, etc.) (sf)	0.35	3,921	12%
Gravel (sf)	0.60	0	0%	Gravel (sf)	0.60	0	0%
Undisturbed Wood (sf)	0.25	0	0%	Undisturbed Wood (sf)	0.25	0	0%
Weighted C factor		0.86		Weighted C factor		0.83	
*Impervious Area	0.90	28,930	91.84%	*Impervious Area	0.90	27,579	87.55%
*Percent Impervious (%)				*Percent Impervious (%)			
*Gravel is considered as impervious area				*Gravel is considered as impervious area			
Increase in Impervious area (sf)		-1,351		Increase in Impervious area (sf)		-1,351	
Increase in Impervious area (Ac)		-0.031		Increase in Impervious area (Ac)		-0.031	
Percent increase in Impervious Area (%)		-4.7%		Percent increase in Impervious Area (%)		-4.7%	

Pennoni Associates Inc.

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 Chantilly, VA 20151 - 703.449.6700

Engineers • Surveyors • Planners • Landscape Architects



PROFESSIONAL SEAL



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

LEED SWM COMPLIANCE COMPUTATIONS

RESIDENCE INN AT TYSONS

PROVIDENCE DISTRICT
 FAIRFAX, VIRGINIA

ISSUED FOR:	REV.	DATE	BY

PROJECT NO. LERN1201	19 OF 19
SCALE AS SHOWN	DATE 2013-08-15
DRAWN BY MBR	APPROVED DHS
DRAWING NO. SE2014-PR-001	CS0019

VA PROJECTS: LERN1201-7799-LENER HOTEL/RESONANCE SHEETS 19- LERN1201-SW-COMG PLOTTED: 12/4/2014 12:34:03 PM BY: STEPHEN ESCHER PLOTTED: 12/4/2014 12:34:03 PM BY: STEPHEN ESCHER

DESCRIPTION OF THE APPLICATION

The applicant, 7799 Leesburg Pike, LLLP, proposes a rezoning and a special exception to develop the 1.62 acre site, which is currently developed with a surface parking lot, with a 120-foot high hotel with an FAR of 1.65. The 10-story hotel, which will be designed to achieve LEED Silver certification, will contain 155 rooms. There will not be a restaurant/bar.

The majority of the site is zoned C-4. However, a 15,482 square foot portion of the 1.62 acre site is zoned C-2. The area zoned C-2 underlies the northernmost portion of Ramada Road, near its intersection with Leesburg Pike. The applicant seeks to rezone the C-2 area to C-4. A Category 5 Special Exception (SE) is required to establish a hotel in a C-4 zone.

Access to the proposed hotel will be provided via Ramada Road, a private, four-lane access road, that serves an existing, adjoining hotel (The Westin Tysons Corner), an bank (United Bank), two office towers, and a mid-rise office building (Strafford University). Parking for the hotel will be provided in an under-building parking garage.

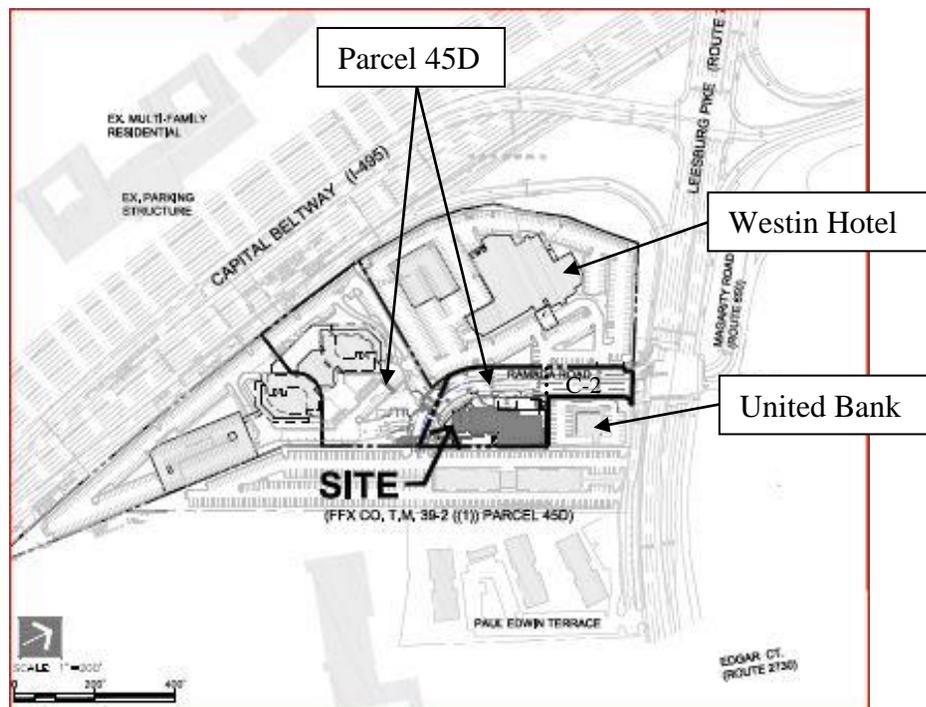


Figure 1: Parcel Overview

BACKGROUND

The 1.62-acre SE site is a portion of a 4.27-acre parcel identified by Tax Map Number 39-2 ((1)) 45D. Parcel 45D and the abutting Parcel 47A were developed with two 11-story office buildings and a five-story parking structure in accordance with Site Plan Number 4717-SSP-01-2 (approved on March 5, 1984). The current SE site was shown

as a supplemental surface parking lot on that site plan. The properties were not subject to proffers or conditions of a special permit, special exception, or variance.

On February 25, 1985, the Board of Supervisors approved SE 84-P-120 for a drive-in bank for the current SE site. However, that SE expired on September 25, 1986, as the use was not established.

As noted above, the project site is a portion of Parcel 45D [Tax Map Number 39-2 ((1)) 45D] that is developed with a portion of an office development. The parcel includes the private, four-lane travel-way, Ramada Road, which serves the development and adjoining businesses. The northern end of Ramada Road, between the Westin Hotel [Tax Map Number 39-2 ((1)) 45C] and United Bank [Tax Map Number 39-2 ((1)) 42], as shown on the figure below, is the area of Parcel 45D that is zoned C-2 and is the subject of the rezoning application.

LOCATION AND CHARACTER

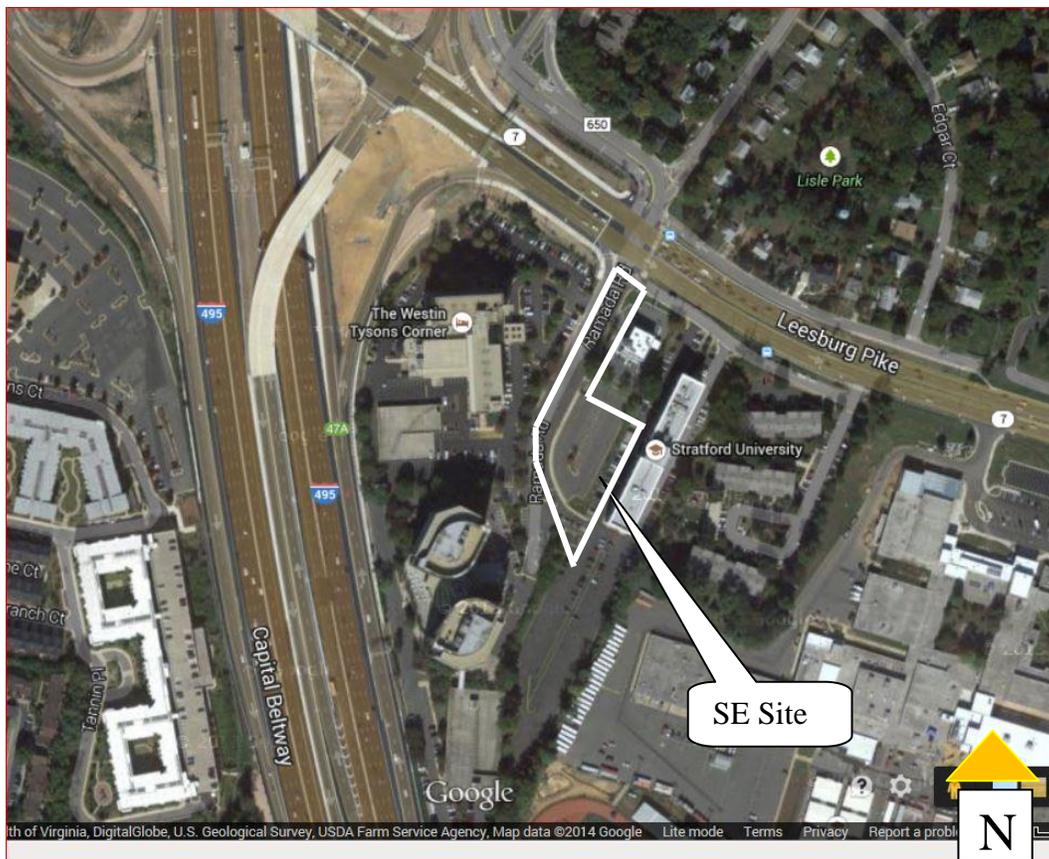


Figure 2: Site and Surrounding Area

The subject site is located in a cluster of commercial uses that is located in the southern edge of the Tysons Corner Urban Area. The site consists of a portion of Ramada Road, a four-lane, private travel-way, and a 101-space asphalt, surface parking lot. The

parking lot includes a landscape island containing two eight-foot high ornamental trees and also includes a narrow landscaping strip along its northern border containing two white pines and an oak tree. These trees are planned for removal with the construction of the hotel.

Ramada Road provides a signalized intersection with Leesburg Pike and serves as the primary access to all of the existing uses in this commercial cluster, including 7777 Leesburg Pike (the Stratford University office building). The applicants have indicated that they will change the name of Ramada Road to Lisle Avenue, matching the name of the public street located on the opposite side of Leesburg Pike.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Drive-In Financial Institution (United Bank)	C-2, HC	Office
East	University (Stratford University), Office	C-3, HC	Office
South	Office	C-4, HC	Office
West	Hotel (the Westin)	C-7	Office

COMPREHENSIVE PLAN PROVISIONS

- Plan Area:** Area II
- Urban Center:** Tysons Corner
- Planning District:** East Side
- Subdistrict:** Beltway/Route 7 Subdistrict, South Quadrant
- Map:** Office

Plan Text: The South quadrant should retain its existing character which provides a transition in scale to the neighborhood east of Tysons Corner. The office buildings and hotel adjacent to the Capital Beltway are planned and developed up to 1.0 FAR, and the office uses adjacent to George C. Marshall High School are planned and developed up to 0.50 FAR. Building heights range from 75 to 105 feet, depending upon location. (See Building Heights Map and Building Height Guidelines in the Areawide Urban Design Recommendations.)

The Conceptual Building Heights Map on Page 116 of the Tysons Plan shows the subject property in the Tier 5 height range, with buildings ranging between 50 and 75 feet.

ANALYSIS

Special Exception (SE) Plat/Generalized Development Plan (GDP) (Copy at front of staff report)

Title of SE Plat/GDP: Residence Inn at Tysons
 Prepared By: Gordon and Greenburg Architects
 Original and Revision Dates: August 15, 2013 through December 4, 2014

Sheet s	Description
1	Cover Sheet
2	Notes and Tabulations
3	Existing Conditions/Existing Vegetation Map
4	Special Exception Plat/Generalized Development Plan
5	Landscape Plan
6	Streetscape Plans and Sections
7, 8	Site Sections/Building Height
9	Building Elevations
10	Site Perspectives
11	Shadow Studies
12	Fire Access Plan/Sight Distance Plan/Loading Access Plan
13	Zoning Compliance Exhibits
14, 15	Hotel, Office Parking Plans
16-19	Stormwater Management Details

Site Layout

The below SE Plat/GDP shows the layout of the proposed hotel and the area of the proposed rezoning from C-2 to C-4.

The proposed hotel will consist of a 10-story building with a rooftop mechanical penthouse and an architectural feature best described as a “fin” protruding from the front façade. The front entrance of the hotel will be located on the west façade of the building, opposite the Westin Hotel.

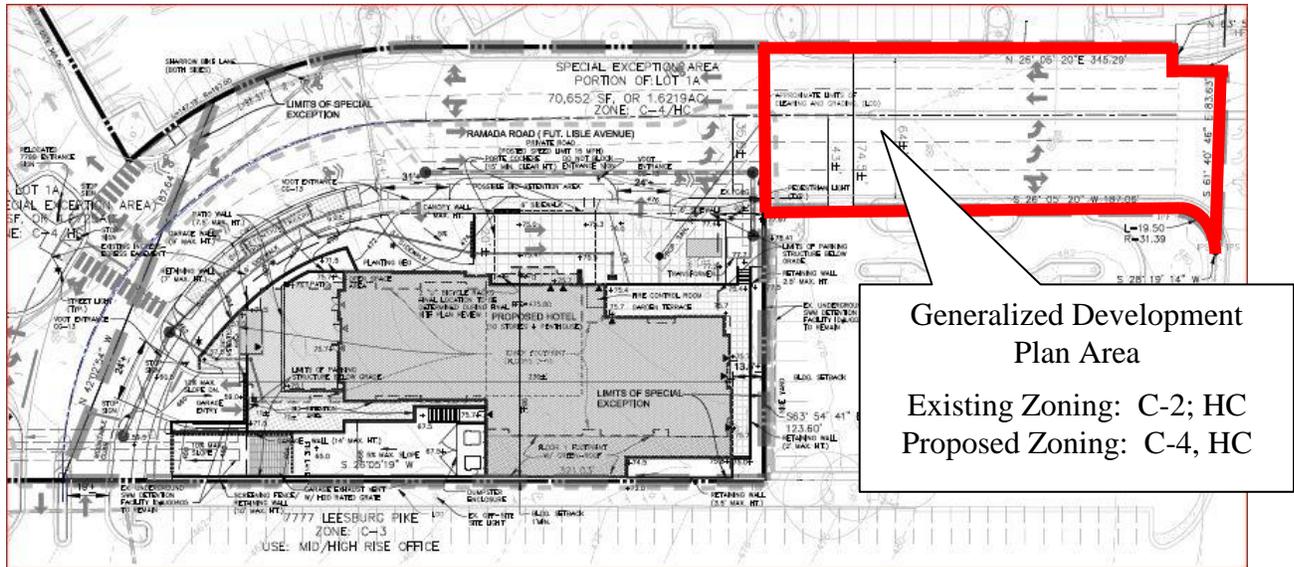


Figure 3: SE Plat/GDP

A crescent-shaped, one-way driveway off of Ramada Road will provide guest check-in access under a porte-cochere. Parking for the hotel will be provided by a 132-space parking garage located underneath the hotel structure and two surface parking spaces. The parking garage will be accessed by a two-way driveway located on the south side of the hotel. The garage driveway will be located at the site’s lowest elevation, allowing the two-level garage to be constructed under the hotel and mostly below grade. To the immediate east of the garage driveway and along the eastern property line will be a service drive/fire lane. This paved area will accommodate trash and recycling trucks as well as provide fire fighting vehicles with access to the rear of the hotel.

Although the proposed hotel is not being requested under the Planned Tysons Corner (PTC) zoning, the applicant has designed the streetscape to meet the minimum urban design recommendations contained in the Comprehensive Plan. The proposed sidewalk along the perimeter of the hotel will be six feet wide and the proposed landscape amenity panel (between the curb and the sidewalk) will be nine feet wide. As previously noted, Ramada Road is a private street and is not classified under the County’s system. However, for local streets with commercial buildings, the Plan recommends sidewalks with a minimum width of six feet and landscape amenity panels with minimum widths between six and eight feet.

The site does not currently contain any stormwater management or BMPs. Much of the earlier mentioned streetscape will also serve as bio-retention areas. These areas, along with several other proposed areas of landscaping, and rooftop planters and green roofs will constitute the hotel’s stormwater management system and are intended to capture/ reuse the first inch of on-site rainfall. All facilities will be subject to review and approval by DPWES at the time of site plan.

Land Use Analysis (Appendix 4)

The subject property is designated as office on the Land Use Plan of the Comprehensive Plan. The office land use category is described in the Comprehensive Plan as those areas “*planned almost exclusively for office uses. Supporting retail and service uses, such as hotels and restaurants, are also encouraged in these areas. Educational and institutional uses are encouraged, as well.*” The requested rezoning from C-2, Limited Office District, to C-4, High Intensity Office District, is consistent with the description of the planned land use.

The proposed hotel use is within an “edge district” of Tysons, which serves as a transitional area between higher intensity and residential uses. The Plan specifically states:

The South quadrant should retain its existing character which provides a transition in scale to the neighborhood east of Tysons Corner. The office buildings and hotel adjacent to the Capital Beltway are planned and developed up to 1.0 FAR, and the office uses adjacent to George C. Marshall High School are planned and developed up to 0.50 FAR. Building heights range from 75 to 105 feet, depending upon location...

As noted, the Comprehensive Plan recommends this site for office. The applicant’s proposal seeks to develop the site under this base plan recommendation. The proposed use is compatible to the area since the immediate surrounding uses include offices and a hotel and the proposed hotel is designed in context of the existing uses. The proposed building height exceeds the Plan recommendations of the Tier 5 height range (50 to 75 feet), and the proposed FAR is above the surrounding, planned intensities of 0.5 to 1.0 FAR. However, the proposal is consistent with the C-4 High Intensity Office District requirements which permit a building height up to 120 feet and FAR up to 1.65.

The Comprehensive Plan contains the following recommendation addressing building heights and massing:

Building heights and massing should respond to context, intended uses, and the Plan’s vision for specific locations. Buildings may be oriented to maximize their view potential, but their location and orientation should take into consideration uses in the immediate vicinity...

The height and massing of the building is designed to integrate with the adjacent buildings. The proposed structure will front along the street (Ramada Road), as recommended within Tysons. A “breezeway” incorporated into the ground floor of the south end of the hotel permits views through the elongated elevation of the building and breaks up its perceived volume. The applicant has designed the “back” (east elevation) of the building to minimize visual impacts to the abutting office building (Stratford University) in several ways. First, the proposed hotel stair-steps away from the property line, with only a portion of the semi-subterranean parking garage and service/utility

areas located near the property line (see Figure 4).



Figure 4: East Elevation (Facing 7777 Leesburg Pike)

In addition, the applicant intends to utilize a mix of exterior materials to prevent a blank façade to neighboring properties. Because the Building Code does not permit those walls within close proximity to property lines from having openings, such as doors and windows, the applicant has employed architectural treatment which is both appealing and functional (in that it screens the parking and loading along this side of the building).

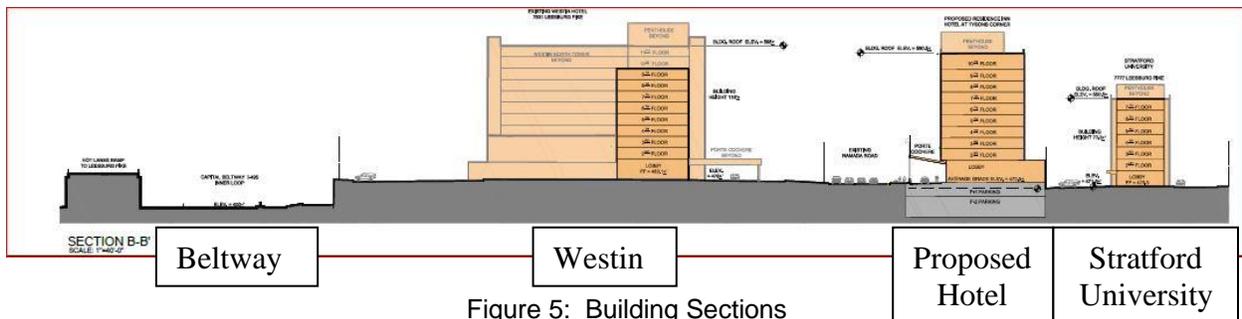


Figure 5: Building Sections

The abutting five to seven-story office building which contains the Stratford University serves as a transitional building between the proposed hotel and the multifamily residences further to the east. The submitted shadow diagrams (Sheet CS0011 of the SE Plat) show that the hotel's shadows would primarily impact the surrounding commercial properties and streets, with the sole exception being that during late afternoons near the winter solstice, the hotel's shadow will extend to several residential parcels north of Leesburg Pike (Pimmit Hills).

The front of the hotel includes an architectural feature that staff refers to as the “fin”. The SE Plat show that the fin will be highlighted with a light-emitting diode (LED) strip along its edge. In addition, signage is also proposed on the side of the fin, above the roofline. Staff notes that architectural features such as the fin and its LED lighting have been permitted by ZAD interpretations on previous projects; however, in context of the previously discussed compatibility issues, staff recommends that the applicant relocate the proposed signage area shown along the fin in order to de-emphasize the building’s height, especially given the high visibility of the LED light. In addition, it is not clear that all of these signs will meet the requirements of Article 12. As such, staff would strongly emphasize that depiction of signs on the SE Plat does not confer approval of said signs. All signage must comply with Article 12 of the Zoning Ordinance.

Office of Community Revitalization Analysis (Appendix 5)

Through the various revisions to the proposal, the applicant has improved the pedestrian experience around the new hotel – sidewalks along the hotel have been widened to six feet and the landscape amenity panels have been widened to nine feet. However, staff notes that the sidewalks and landscaping on the north side of Ramada Road are still in need of improvement. If the vehicle lanes were further narrowed, additional room might be available to improve the pedestrian amenities on the opposite side of the street. Additionally, staff continues to stress its concern regarding the number and width of curb cuts associated with the current design, which leads to more potential conflict zones between vehicles and pedestrians. In order to ensure that the pedestrian pathway can be seen by motorists, staff requested that the sidewalk maintain a consistent material and grade as it crosses the four proposed driveways. The latest version of the Plat addresses this request. With the implementation of the staff-proposed development condition, this issue is resolved.

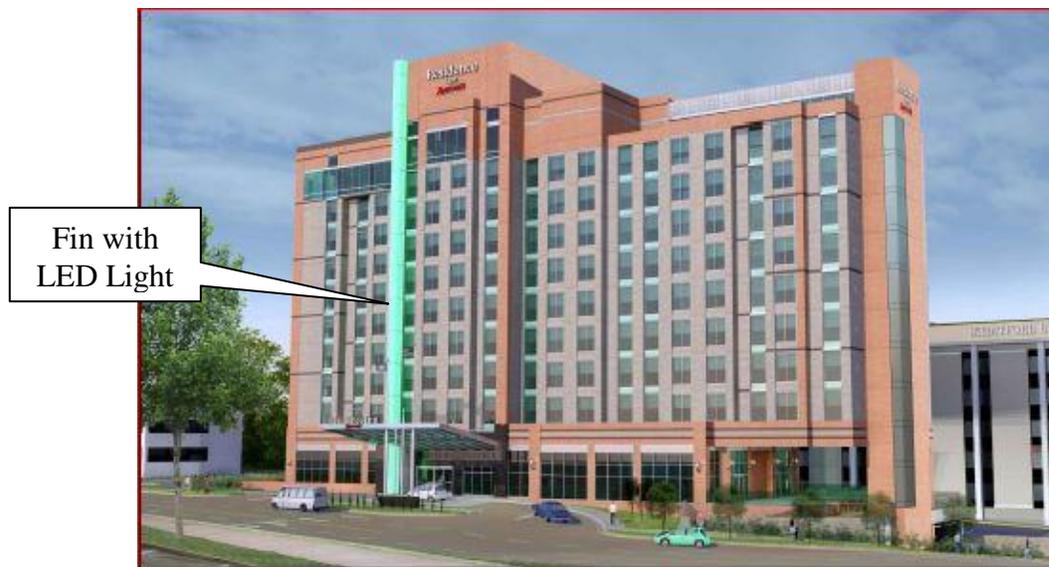


Figure 6: Front Elevation

Many of the proposal's architectural issues are discussed above in the Land Use Analysis. Architecturally, staff finds the overall rhythm and massing of the building to be appropriate for the site. However, staff believes the design could be improved with the following: 1) reconsideration of how the architectural element and porte cochere can be better integrated in the building design; and 2) revision of the treatment of the building skin using a more contemporary material palette, possibly an elongated brick in cooler shades of color that is more in keeping with the vision for Tysons and compatible with the architectural style of the fin and porte cochere.

Environmental Analysis (Appendix 6)

The Comprehensive Plan recommends three standards for water quality for new development in Tysons: 1) conformance with the Public Facilities Manual (PFM); 2) compliance with LEED standards for water quality control; and 3) retention of the first inch of rainfall onsite. Based on the provided information, the water quantity and quality control measure are being provided in a manner consistent with the recommendations. The engineered calculations will be verified during the site plan review process.

The Comprehensive Plan recommends that non-residential development in Tysons attain, at a minimum, the United States Green Building Council's (USGBC) LEED Silver certification or an equivalent level of green building certification. In the Statement of Justification, the applicant states that the hotel is designed to meet LEED Silver Certification. With the implementation of the staff proposed development condition, this issue is resolved.

Transportation Analysis (Appendix 7)

The subject site is located within the Tysons Corner Urban Center. The Comprehensive Plan recommends that all redevelopment/new development in Tysons contribute to the Tysons Grid of Streets Transportation Fund and the Tysons-wide Transportation Fund. As it states in the approved policies for each fund, they are intended to collect monies in conjunction within the Tysons Corner Urban Center regardless of whether they are allied with a PTC zoning request.

The applicant notes that the proposed hotel will result in a significantly smaller increase in traffic over that which would be associated with the by-right development of a 10-story office building as permitted by the existing C-4 zoning. Therefore, the applicant proposes only to contribute to the Tysons Corner Transportation Fund, the fund established by the Board of Supervisors for Tysons development prior to adoption of the 2010 Comprehensive Plan Tysons update.

The applicant's latest hotel proposal reflects narrowing of the lanes of Ramada Road to 12.5 feet widths (from the existing 17 to 22 feet widths). Narrowing of the lanes presents a more pedestrian friendly environment and reduces the amount of stormwater runoff that must be accommodated by County facilities. However, staff recommended that the lands be further narrowed 11 feet in width to allow for additional widening of sidewalks and/or landscape areas in front of the hotel. The applicant

declined to further narrowing this road, contending that the other owners of the shared access easement are not acceptable to further narrowing of the lanes.

Staff initially asked the applicant to look into constructing a mid-block crosswalk from the entrance of the proposed hotel, across Ramada Road, to the Westin Hotel, to accommodate pedestrians that may wish to patronize the restaurant/bar located in the Westin. However, during the review process, staff dropped its request due to the potential hazards outweighing the possible benefits and the applicant removed the crosswalk from the plan.

Stormwater Management Analysis (Appendix 8)

The site is currently developed as a surface parking lot with no on-site detention. The hotel proposes capturing 100 percent of the site area by BMPs, with the result being that 100 percent of the first inch of rainfall will be retained/reused on-site through the use of vegetated roofs, rooftop planters, and bio-retention.

Urban Forestry Analysis (Appendix 9)

As previously noted, the site is almost entirely developed with a surface parking lot. The site's five trees, two small ornamentals in a landscape island and two white pines (15 feet) and an oak tree (25 feet) in a narrow landscape strip along the lot's northern border are planned for removal with the construction of the hotel.

The proposed landscaping will address the County's tree preservation, canopy, and target requirements for the overall subject property. The applicant is requesting a modification of a Public Facility Manual (PFM) requirement so that tree cover credit can be obtained for those trees planted as part of bio-retention facilities. This modification request will be acted upon by the Director of DPWES during site plan review.

Following a number of comments from the Urban Forestry Division, the applicant has revised the SE Plat/GDP to address these comments.

ZONING ORDINANCE PROVISIONS

With the requested rezoning, the proposed hotel must comply with the provisions of the C-4 zone and applicable regulations of the Zoning Ordinance. The chart below compares the proposed development to the applicable requirements.

Prior to acceptance of the SE application, the applicant requested a determination from the Zoning Administration Division (ZAD) regarding the classification of Ramada Road and the resulting determination of yard requirements. ZAD determined that Ramada Road is considered a travel-way and not a road. As a result, the site's Ramada Road frontage is not considered a front lot line. Therefore, for zoning purposes, bulk standards involving property area or property boundaries are applied to Parcel 45D in its entirety. This determination results in all property lines adjacent to the proposed

hotel being deemed side yards, which have no applicable minimum yard requirements in the C-4 District.

Bulk Standards (C-4 Zoning)		
Standard	Required	Proposed
Lot Size	40,000 sq. ft.	186,121 sq. ft. (Includes both existing and requested C-4 areas)
Lot Width	200 ft.	200 ft.
Building Height¹	120 ft.	120 ft., excluding penthouse
Front Yard	25° angle of bulk plane, but not less than 40'	235 ft. (setback from Leesburg Pike)
Side Yard	0'	On Parcel 45D, the smallest side yard will be one foot along the east property line of the proposed hotel.
Rear Yard	N/A	N/A
FAR	1.65	1.65
Open Space	15%	28.9%
Tree Canopy	10%	16.7%
Parking^{1, 2}	Minimum: 0.86 spaces per room (133 spaces) Maximum: 1.08 spaces per room (167 spaces)	134 spaces provided
Transitional Screening and Barriers	N/A	N/A

1. For building height and parking, two standards not dependent on property area or property boundaries, the table reflects the standards specific to the proposed hotel and not to Parcel 45D in its entirety.

2. The applicant has opted to apply the PTC parking standards to the subject property.

In the previously mentioned ZAD letter, it was also pointed out that Parcel 45D and the abutting property, Parcel 47A, were developed under one site plan, Site Plan #4717-SP-01-2, titled "7799 Building" containing two 11-story office towers and two structured parking garages, having 377,528 square feet of gross floor area. The Zoning Administrator determined that as part of the review of this special exception application, the applicant would need to demonstrate that Parcels 45D and 47A could independently meet all of the current Zoning Ordinance requirements of the C-4 district. Sheet CS0013 of the SE Plat provides the necessary information and demonstrates that both parcels independently comply with the applicable Zoning Ordinance requirements. Finally, ZAD determined that any subsequent site plan for these parcels must provide a statement that Parcels 45D and 47A shall be considered a single unit for purposes of application of the Fairfax County Zoning Ordinance. Staff is recommending a condition that would require the appropriate statement on the project's site plans.

Regarding parking, Par. 1 of Sect. 11-101 of the Zoning Ordinance permits a property owner with development that is located in the Tysons Corner Urban Center, but not in the PTC district, to choose to provide parking spaces in an amount between the minimum parking rate specified for the use in the PTC zone and the rate required for the use by the site's zoning. In this case, PTC zoning requires a minimum parking rate of 0.86 parking spaces per hotel room in non-TOD districts or 133 spaces for a 155-room hotel. In the C-4 zone, a 155-room hotel requires one space per unit, plus one space per 50 units, or 158 parking spaces. The applicant intends to provide 134 parking spaces for the hotel. In discussing this planned parking space reduction with staff, the applicant expressed that parking demand would be managed with the provision of a shuttle to nearby Metro stations and to Tysons business/tourist centers. Staff is recommending a condition that the hotel provide such a shuttle service, at a minimum between the hours of 6:00 a.m. and 7:00 p.m., as a means to reduce on-site parking demand. With implementation of the staff-proposed development conditions, staff finds the provided parking acceptable.

Special Exception Standards (*Appendix 8*)

The applicant is requesting a hotel use on a C-4 zoned property. This application must satisfy the General Special Exception Standards (Sect. 9-006), Standards for all Category 5 uses (Sect. 9-503), and the Additional Standards for Hotels, Motels (Sect. 9-512). These standards are summarized below and contained in Appendix 8.

General Special Exception Standards (*Sect. 9-006*)

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan. As previously discussed, staff concludes that both SE and RZ proposals, which are located in an area that envisions office and hotel uses, are in harmony with the Comprehensive Plan. This standard has been met.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The Zoning Ordinance states the purpose and intent of the district is "to provide areas of high intensity development where predominantly non-retail commercial uses may be located such as office and financial institutions." Staff feels the proposed hotel meets the stated purpose and intent and would be compatible with the surrounding existing commercial uses.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size, and height of buildings, structures, walls, and fences, and the nature and extent of screening, buffering, and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The applicant submitted the below exhibit depicting how the adjoining properties to the north and east could redevelop in the future, subsequent to the development of the hotel. The proposed hotel would not limit potential access to the adjoining properties. The applicant has designed the proposed hotel so that the height steps down as it approaches the eastern property line (which is shared with 7777 Leesburg Pike) and only a portion of the semi-subterranean parking garage and service/utility areas will be located near this property line. Additionally, the applicant intends to utilize a mix of exterior materials to prevent blank façades to neighboring properties. With the implementation of the staff-proposed development conditions, staff finds this standard satisfied.



Figure 7: Potential Redevelopment of Adjoining Properties

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The proposed SE Plat/GDP identifies pedestrian and vehicular pathways, such that users are able to safely drive or walk to and from the hotel. With the implementation of the staff-proposed development condition, this standard is satisfied.

General Standards 5, 6, and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning Ordinance. The applicant meets the Zoning Ordinance requirements for landscaping and open space. There are no applicable screening requirements and the existing utilities are adequate for serving the proposed hotel. The applicant is providing the required loading space, but is requesting a waiver to locate it at the front of the building. (This request is discussed below.) In

addition, the applicant has chosen to park the hotel at the PTC rate, an option that is available to developments in the Tysons Corner Urban District. Lastly, the applicant has agreed to a development condition calling for the replacement of damaged trees within bio-retention facilities. With these modifications and conditions, staff finds that this standard is satisfied.

General Standard 8 states that signs shall be regulated by the provisions of Article 12; however, the Board of Supervisors may impose stricter requirements for a given use than those set forth in this Ordinance. As discussed under the Land Use Analysis section of this report, the SE Plat depicts a number of building-mounted signs including several on the rooftop penthouse and the fin. As previously noted, approval of this special exception in no way grants approval to those signs depicted on the SE Plat. As the applicant will be required to meet the provisions of Article 12 of the Zoning Ordinance when applying for sign permits, staff believes this standard is satisfied.

Category 5 Standards (Sect. 9-501)

Standard 1 requires, except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located. With the exceptions discussed above, staff finds that the site meets the lot size and bulk requirements. Therefore, staff finds this standard is met.

Standard 2 requires that all uses comply with the performance standards specified for the zoning district in which it is located. With implementation of the staff-proposed development conditions, staff finds this standard is met.

Standard 3 requires that, before establishment, all uses be subject to the provisions of Article 17, Site Plans. With the implementation of the staff-proposed development conditions, staff finds this standard is met.

9-512 Additional Standards for Hotels, Motels

The lone standard under this category applies only to industrially-zoned properties and therefore is not applicable to this application.

Highway Corridor Overlay District Standards (Sect. 7-600)

The Highway Corridor Overlay District provides additional regulations for drive-in financial institutions, fast food restaurants, quick-service food stores, service stations, and service station/mini-marts located in these overlay districts. None of these uses are being proposed at this time. If any of the restricted uses were proposed for the subject property in the future, they would be subject to the use limitation of Sect. 6-505 of the Zoning Ordinance (ZO), which may require additional review, including inclusion in an FDP or a Special Permit (SP) or Special Exception (SE).

Waivers and Modifications

One of the three requested waivers and modifications (the request related to projections of structural columns into parking spaces) should be addressed at the time of site plan review as staff does not have enough information to evaluate that request at this time. The remaining waiver and modification requests are discussed below.

- Waiver of Par. 10 of Sect. 11-203 of the Zoning Ordinance to permit loading spaces for the hotel to be located at the front of the building as shown on the SE Plat/GDP.

The applicant seeks this waiver to permit loading operations of the hotel to occur from the front entrance. While the hotel will maintain a service bay along its south side for trash/recycling vehicles, the applicant plans to have all deliveries (hotel room supplies, breakfast products, package deliveries, etc.) made through the front doors. The applicant manages a number of similar hotels and based on past experience, maintains that conflicts with guest traffic, both vehicular and pedestrian, will be minimal. For hotels, the Zoning Ordinance requires a loading space for the first 10,000 square feet, plus one space for each additional 100,000 square feet or major fraction thereof. Therefore, a single loading space would be adequate for this 116,576 square foot hotel. Based on the provision of the south service bay and the applicant's experience with a shared loading occurring at the front entrance for similar hotels, staff is supportive of this requested waiver.

- Modification of Sect. 12-0515.6B of the Public Facilities Manual to allow trees located above any proposed percolation trench or bio-retention areas to count towards County tree cover requirements as depicted on the SE Plat/GDP.

The applicant is proposing bio-retention tree pits within the landscape amenity panel along Ramada Road. The applicant is requesting that these trees be allowed to count towards the County's tree cover requirements. Such trees generally do not count toward the tree canopy requirements because of concerns about maintenance and replacement. However, if the applicant were to maintain these trees and replace them should they be damaged or removed, these trees could be counted for PFM purposes. At the request of staff, the SE Plat/GDP was revised to provide details and specifications on the planting of the urban bio-retention tree pits (Sheet CS0017B) and to add a note requiring the applicant to maintain these trees and replace them should they be damaged or removed (Sheet CS0005). With the implementation of the staff proposed development condition which would require the applicant to maintain the trees and replace them should they be damaged or removed, staff can support the requested modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposed rezoning and special exception is consistent with the adopted Comprehensive Plan. Additionally, the special exception meets applicable provisions of the Zoning Ordinance with the adoption of the proposed development conditions set forth in Appendix 1.

Staff Recommendations

Staff recommends approval of RZ 2014-PR-025.

Staff recommends approval of SE 2014-PR-001 subject to the development conditions contained in Appendix 1.

Staff recommends that Par. 10 of Sect. 11-203 of the Zoning Ordinance be waived to permit loading spaces for the hotel to be located at the front of the building as shown on the SE Plat/GDP.

Staff recommends that Sect. 12-0515.6B of the Public Facilities Manual be modified to allow trees located above any proposed percolation trench or bio-retention areas to count towards county tree cover requirements as depicted on the SE Plat/GDP.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavits
3. Statements of Justification
4. Land Use Analysis
5. Office of Community Revitalization Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Stormwater Analysis
9. Urban Forestry Analysis
10. Zoning Administration Division Determination
11. Applicable Zoning Ordinance Provisions
12. Glossary

Proposed Development Conditions

SE 2014-PR-001

March 11, 2015

If it is the intent of the Board of Supervisors to approve Special Exception SE 2014-PR-001 located at 7799 Leesburg Pike [Tax Map No. 39-2 ((1)) 45D part] for a hotel pursuant to Sect. 9-501 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. A copy of the Special Exception conditions and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
4. This Special Exception (SE) is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this SE shall be in substantial conformance with the approved SE Plat/GDP entitled "Residence Inn at Tysons Special Exception Plat", prepared by Gordon and Greenberg Architects, dated August 13, 2013 and revised through December 4, 2014 and these conditions. Minor modifications to the approved SE may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The applicant will include, as part of the site plan/ submission and building plan submission, a list of specific credits within the most current version at the time of the project's registration of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the building(s) by the U.S. Green Building Council (USGBC), that the applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project.

In addition, prior to site plan approval, the applicant will designate the Chief of the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to the final building plan approval, the applicant will submit documentation, to the EDRB of DPZ, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Gold certification. Prior to release of the bond for the project, the applicant shall provide documentation to the EDRB of DPZ demonstrating the status of attainment of LEED Silver or a higher level of certification from the U.S. Green Building Council for each building on the property. If the applicant is unable to provide the preliminary review of the design-related credit documentation prior to the final building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the applicant may, prior to the issuance of the final building permit, post an escrow identical to the one described in the following paragraph. This escrow will be released upon submission of the documentation to the EDRB of DPZ from the U.S. Green Building Council demonstrating that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Gold certification.

As an alternative to the actions outlined in the above paragraphs, or if the U.S. Green Building Council review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Gold certification, the applicant will post, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$234,000. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED Silver or a higher level of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council. The provision to the EDRB of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED Silver certification will be sufficient to satisfy this commitment.

If the applicant provides to the EDRB of DPZ, within three years of issuance of the final non-RUP for the building, documentation demonstrating that LEED Silver certification for the building has not been attained but that the building has

been determined by the U.S. Green Building Council to fall within three points of attainment of LEED Silver certification, 50% of the escrow will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant fails to provide, within three years of issuance of the final non-RUP for the building, documentation to the EDRB of DPZ demonstrating attainment of LEED Silver certification or demonstrating that the building has fallen short of LEED Silver certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB of DPZ, that USGBC completion of the review of the LEED Silver certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

6. At the time of issuance of the first Non-RUP, the applicant shall contribute \$4.19 for each new square foot of non-residential space to the Tysons Corner Transportation Fund in accordance with the Board of Supervisors' policy adopted on January 28, 2014. These payments may be made earlier than required pursuant to this paragraph.
7. The hotel shall provide no less than 134 parking spaces.
8. The hotel shall provide shuttle service as a means to reduce on-site parking demand. At a minimum, the shuttle shall provide service to hotel guests, upon demand, to nearby Metro stations and business/tourist centers (within three miles), between the hours of 6:00 a.m. and 7:00 p.m.

If/as a Tysons shuttle group (such as a co-operative) is formed, which can furnish non-polluting vehicles for use throughout Tysons as shuttles, and the vehicles provide acceptable performance at no significant increase in lease acquisition, operating or maintenance costs, the applicant shall participate in such a group in fulfilling this condition.
9. Approval of the SE in no way grants approval to any sign depicted on the SE Plat. All signs shall comply with all applicable provisions of Article 12, Signs, of the Zoning Ordinance.
10. The hotel shall comply with all applicable provisions of Article 14, Performance Standards, of the Zoning Ordinance.

11. Stormwater Management and Best Management Practices (SWM/BMPs) shall be provided in accordance with the Public Facilities Manual (PFM) as indicated on SE Plat/GDP, subject to the approval of DPWES. If SWM/BMP requirements cannot be met by facilities in substantial conformance with that shown on the plan, or other facilities or SWM/BMP methods as approved by DPWES, a special exception amendment will be required.
12. Landscaping shall be provided in general as shown on the SE Plat/GDP. The exact number, size, and spacing of trees and other plant materials shall be submitted at the time of final site plan review shall be subject to the review and approval by Urban Forest Management (UFM).
13. To the satisfaction of UFM, all trees planted in the bio-retention tree pits shall be maintained. Should said trees be damaged or removed, they shall be replaced.
14. The sidewalk along the hotel's Ramada Road frontage shall maintain consistent material and grade as it crosses any driveways into the site.
15. The architecture of the hotel shall be in substantial conformance with that depicted on the SE Plat/GDP.
16. Parcels 45D and 47A shall be considered a single unit for purpose of application of the Fairfax County Zoning Ordinance until such time as any portions of these parcels are rezoned from C-4. Any subdivision or site plan filed in the future on these parcels shall include this notation.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special exception shall not be valid until this has been accomplished.

The approval of this special exception does not interfere with abrogate or amend any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special

exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: January 22, 2015

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal *JEG*
Office of the County Attorney

SUBJECT: Affidavit
Application No.: SE 2014-PR-001
Applicant: 7799 Leesburg Pike, LLLP
PC Hearing Date: 2/18/15
BOS Hearing Date: 3/24/15

REF.: 123901

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 1/20/15, which bears my initials and is numbered 123901d, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

I, G. Evan Pritchard, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

123901 d

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2014-PR-001
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
7799 Leesburg Pike, LLLP Agents: Mark D. Lerner James D. Policaro Arthur R. Fucillo	2000 Tower Oaks Boulevard, 8th Floor Rockville, MD 20852	Applicant/Title Owner of Tax Map 39-2 ((1)) 45D
Robert D. Greenberg, PA t/a Gordon & Greenberg Agents: Robert D. Greenberg Scott A. Greenberg Aileen R.G. Horn	7913 MacArthur Boulevard Cabin John, MD 20818	Architect/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

123901 d

for Application No. (s): SE 2014-PR-001
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Lerner Enterprises, LLC
2000 Tower Oaks Boulevard, 8th Floor
Rockville, MD 20852

DESCRIPTION OF CORPORATION: (check one statement)

- [] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Manager: Mark D. Lerner, Stefanie Lerner Cohen, Marla Lerner, Lauren Sarah Lerner, Jonathan Adam Lerner, Jacob Morris Lerner, Debra Lerner
Members: Theodore N. Lerner Children's Trust, as Class F Member f/b/o Mark D. Lerner, Lauren Sarah Lerner, Jonathan Adam Lerner, Jacob Morris Lerner, Debra Lerner Cohen, Jaelyn Lerner Cohen, Michael Lerner Cohen, Stefanie Lerner Cohen, Marla Lerner Tanenbaum, Eden Lerner Tanenbaum, Haley Lerner Tanenbaum and Grant Lerner Tanenbaum
Annette M. Lerner Children's Trust, as Class F Member f/b/o Mark D. Lerner, Grant Lerner Tanenbaum

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: January 20, 2015
(enter date affidavit is notarized)

123901d

for Application No. (s): SE 2014-PR-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Pennoni Associates, Inc.
14532 Lee Road
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Celestino R. Pennoni
 Pennoni Associates, Inc. (PAI) Employee
 Stock Option Plan (ESOP). All employees
 are eligible plan participants; however, no
 one employee owns 10% or more of any
 class of stock.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley & Walsh, P.C.)
 2200 Clarendon Boulevard, Suite 1300
 Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Wendy A. Alexander, David J. Bomgardner,	Bryan H. Guidash, Michael J. Kalish,	Former Shareholders:
E. Andrew Burcher, Thomas J. Colucci,	J. Randall Minchew, Andrew A. Painter, G.	Michael D. Lubeley, Martin D. Walsh
Michael J. Coughlin, Peter M. Dolan, Jr.,	Evan Pritchard, M. Catharine Puskar, John	
Jay du Von, William A. Fogarty,	E. Rinaldi, Kathleen H. Smith, Lynne J.	
John H. Foote, H. Mark Goetzman,	Strobel, Garth M. Wainman, Nan E. Walsh	

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

123901 d

for Application No. (s): SE 2014-PR-001
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

7799 Leesburg Pike, LLLP
2000 Tower Oaks Boulevard, 8th Floor
Rockville, MD 20852

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partner and Limited Partner:
Lerner Enterprises, LLC

Limited Partners:
Lenkin Associates Limited Partnership*
One Huff Court Limited Partnership*

*owns less than 10% of 7799 Leesburg Pike, LLLP

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

123901d

for Application No. (s): SE 2014-PR-001
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2014-PR-001
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

123901d

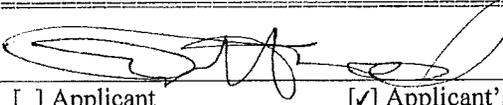
3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

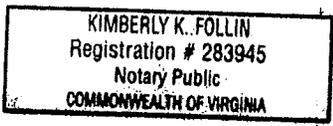
WITNESS the following signature: 
(check one) Applicant Applicant's Authorized Agent

G. Evan Pritchard, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 20 day of January, 2015, in the State/Comm. of Virginia, County/City of Arlington.


Notary Public

My commission expires: 11/30/2015





County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: January 22, 2015

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal *JEG*
Office of the County Attorney

SUBJECT: Affidavit
Application No.: RZ 2014-PR-025
Applicant: 7799 Leesburg Pike, LLLP
PC Hearing Date: 2/18/15
BOS Hearing Date: 3/24/15

REF.: 127979

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 1/20/15, which bears my initials and is numbered 127979a, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

REZONING AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

127979a

I, G. Evan Pritchard, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): RZ 2014-PR-025
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
7799 Leesburg Pike, LLLP Agents: Mark D. Lerner James D. Policaro Arthur R. Fucillo	2000 Tower Oaks Boulevard, 8th Floor Rockville, MD 20852	Applicant/Title Owner of Tax Map 39-2 ((1)) 45D pt.
Robert D. Greenberg, PA t/a Gordon & Greenberg Agents: Robert D. Greenberg Scott A. Greenberg Aileen R.G. Horn	7913 MacArthur Boulevard Cabin John, MD 20818	Architect/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: January 20, 2015
 (enter date affidavit is notarized)

127979a

for Application No. (s): RZ 2014-PR-025
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Pennoni Associates, Inc. Agents: David H. Steigler Douglas R. Kennedy Helman A. Castro	14532 Lee Road Chantilly, Virginia 20151	Engineers/Agent
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak (former) Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson (former) Amy E. Friedlander	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Former Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent *Admitted in New York and California. Admission to Virginia Bar pending.

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

127979 a

for Application No. (s): RZ 2014-PR-025
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lerner Enterprises, LLC
2000 Tower Oaks Boulevard, 8th Floor
Rockville, MD 20852

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Members: Theodore N. Lerner Children's Trust, as Class F Member f/b/o Mark D. Lerner, Lauren Sarah Lerner, Jonathan Adam Lerner, Jacob Morris Lerner, Debra Lerner Cohen, Jaclyn Lerner Cohen, Michael Lerner Cohen, Stefanie Lerner Cohen, Marla Lerner Tanenbaum, Eden Lerner Tanenbaum, Haley Lerner Tanenbaum and Grant Lerner Tanenbaum; [continued]

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

Manager: Mark D. Lerner

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: January 20, 2015
(enter date affidavit is notarized)

127979a

for Application No. (s): RZ 2014-PR-025
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Lerner Enterprises, LLC [continued]
2000 Tower Oaks Boulevard, 8th Floor
Rockville, MD 20852

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Annette M. Lerner Children's Trust, as Class F Member f/b/o Mark D. Lerner, Lauren Sarah Lerner, Jonathan Adam Lerner, Jacob Morris Lerner, Debra Lerner Cohen, Jaclyn Lerner Cohen, Michael Lerner Cohen, Stefanie Lerner Cohen, Marla Lerner Tanenbaum, Eden Lerner Tanenbaum, Haley Lerner Tanenbaum and Grant Lerner Tanenbaum

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Pennoni Associates, Inc.
14532 Lee Road
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Celestino R. Pennoni
Pennoni Associates, Inc. (PAI) Employee Stock Option Plan (ESOP). All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: January 20, 2015
(enter date affidavit is notarized)

127979a

for Application No. (s): RZ 2014-PR-025
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Wendy A. Alexander, David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, J. Randall Minchew, Andrew A. Painter, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

127979a

for Application No. (s): RZ 2014-PR-025
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

7799 Leesburg Pike, LLLP
2000 Tower Oaks Boulevard, 8th Floor
Rockville, MD 20852

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partner and Limited Partner:

Lerner Enterprises, LLC

Limited Partners:

Lenkin Associates Limited Partnership*
One Huff Court Limited Partnership*

*owns less than 10% of 7799 Leesburg Pike, LLLP

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

127979 a

for Application No. (s): RZ 2014-PR-025
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: January 20, 2015
(enter date affidavit is notarized)

127979a

for Application No. (s): RZ 2014-PR-025
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

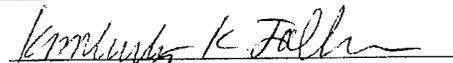
(check one)



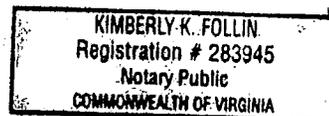
[] Applicant [x] Applicant's Authorized Agent

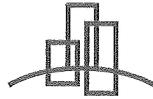
G. Evan Pritchard, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 20 day of January, 2015, in the State/Comm. of Virginia, County/City of Arlington.


Notary Public

My commission expires: 11/30/2015





WALSH COLUCCI
LUBELEY & WALSH PC

G. Evan Pritchard
(703) 528-4700 Ext. 5417
gepritchard@thelandlawyers.com
Fax: (703) 525-3197

RECEIVED
Department of Planning & Zoning

DEC 08 2014

Zoning Evaluation Division

December 5, 2014

Via Hand Delivery

Barbara C. Berlin
Director, Fairfax County DPZ/ZED
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Rezoning Application
7799 Leesburg Pike, LLLP c/o Lerner Enterprises ("Applicant")
Fairfax County Tax Map Reference: 39-2 ((1)) 45D (part)

Dear Ms. Berlin:

Please accept this letter as the statement of justification to rezone a portion of the property identified as Fairfax County tax map reference 39-2 ((1)) 45D from the C-2 District to the C-4 District (the "Application Property"). The Application Property is approximately 8% of the total land area of the lot ("Parcel 45D"), the remainder of which is currently zoned to the C-4 District. The purpose of this application is to make the zoning of the Application Property consistent with the zoning of the rest of Parcel 45D.

Parcel 45D is approximately 4.27 acres (186,108 square feet) and is located in the Providence Magisterial District. With the exception of the Application Property, Parcel 45D is zoned to the C-4 High Intensity Office District and the H-C Highway Corridor Overlay District and is not subject to any proffers. The Application Property is approximately 0.36 acres (15,482 square feet), is zoned to the C-2 Limited Office District, and is found on the northern-most section of Parcel 45D. The Application Property currently consists of Ramada Road, a private drive, which provides Parcel 45D with access to Leesburg Pike (Route 7) by running lengthwise between the adjacent eastern and western parcels on Leesburg Pike.

This rezoning application is being submitted by the Applicant in conjunction with an application for a special exception (SE 2014-PR-001) to construct a new hotel on a portion of Parcel 45D (the "SE Application"). The proposed hotel will have a gross floor area ("GFA") of approximately 117,000 square feet and a height of 120 feet, exclusive of mechanical penthouse, and is designed to achieve LEED Silver certification. Throughout the SE Application process the Applicant reasonably believed that all of Parcel 45D was zoned to the C-4 District. Fairfax County Zoning Tax Map 39-2, dated September 22, 2014, indicates that all of Parcel 45D is zoned to the C-4 District. The Fairfax County tax assessment records for Parcel 45D also indicate that the parcel is only zoned to the C-4 District. And, the prior site plan for Parcel 45D (SP# 4717-SP-01-2) indicated that the entire parcel was zoned to the C-4 District. It was only

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recently that the Applicant independently discovered that a small portion of Parcel 45D was actually zoned to the C-2 District.

The C-2 zoning of the Application Property appears to be a historic accident. In 1985, Parcel 45D was created by combining the properties identified at that time as tax map reference 39-2 ((1)) 45B, 46C, and 46. The property that was Parcel 46 matches the footprint of the Application Property. It was zoned to the C-2 District, while parcels 45B and 46C were zoned to the C-4 District. When those three properties were combined to create Parcel 45D, the Application Property was not rezoned to make the zoning on all of Parcel 45D consistent. This application seeks to correct that oversight.

As part of the proposed development, the Application Property will continue to be a multi-lane highway corridor. Rezoning the Application Property will ensure that the zoning of Parcel 45D is uniform. This consistency will aid in efficiently completing the proposed hotel development and will simplify the process for future changes or amendments that may be necessary. The proposed rezoning is also consistent with the recommendations of the Fairfax County Comprehensive Plan (the "Plan"). Parcel 45D is part of the Tysons Corner Urban Center East Side Non-TOD District, Beltway/Route 7 Subdistrict. The Plan recommends that this area be redeveloped in a manner that retains its existing character and provides for a transition in scale to the neighborhood east of Tysons Corner. The C-4 District designation and the proposed hotel are in harmony with the specific recommendations of the Plan and the commercialized zoning of the surrounding lots. It is not anticipated that there will be any hazardous or toxic substances generated, utilized, stored, treated or disposed of on the site. If any of these materials are used, such use will comply with all applicable laws and regulations. The proposed use of the Application Property complies with all applicable ordinances, regulations, adopted standards and applicable conditions.

With the proposed hotel, the Applicant is proud to contribute to Tysons' continued growth and vitality. The rezoning requested in this application will make the zoning of Parcel 45D consistent, will aid in the smooth development of the proposed hotel, and will not result in a change in the nature of the use of the Application Property.

Please do not hesitate to contact me if you have any questions or require additional information to process this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

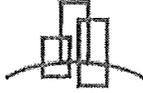


G. Evan Pritchard

GEP/jrs

cc: James D. Policaro
Jeffrey R. Sunderland

Arthur N. Fuccillo
Martin D. Walsh



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**WALSH COLUCCI
LUBELEY & WALSH PC**

Revised
October 6, 2014

Via Hand Delivery

Barbara C. Berlin
Director, Fairfax County DPZ/ZED
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Special Exception Application
7799 Leesburg Pike, LLLP c/o Lerner Enterprises (the "Applicant")
7799 Leesburg Pike, TM 39-2 ((1)) 45D pt. (the "Property")

Dear Ms. Berlin:

Please accept this letter as the statement of justification for the above-referenced application, which seeks approval for the construction of a new hotel on the Property. The proposed hotel will have a gross floor area ("GFA") of approximately 117,000 square feet and a height of 120 feet, exclusive of mechanical penthouse, and is designed to achieve LEED Silver certification.

Property Description

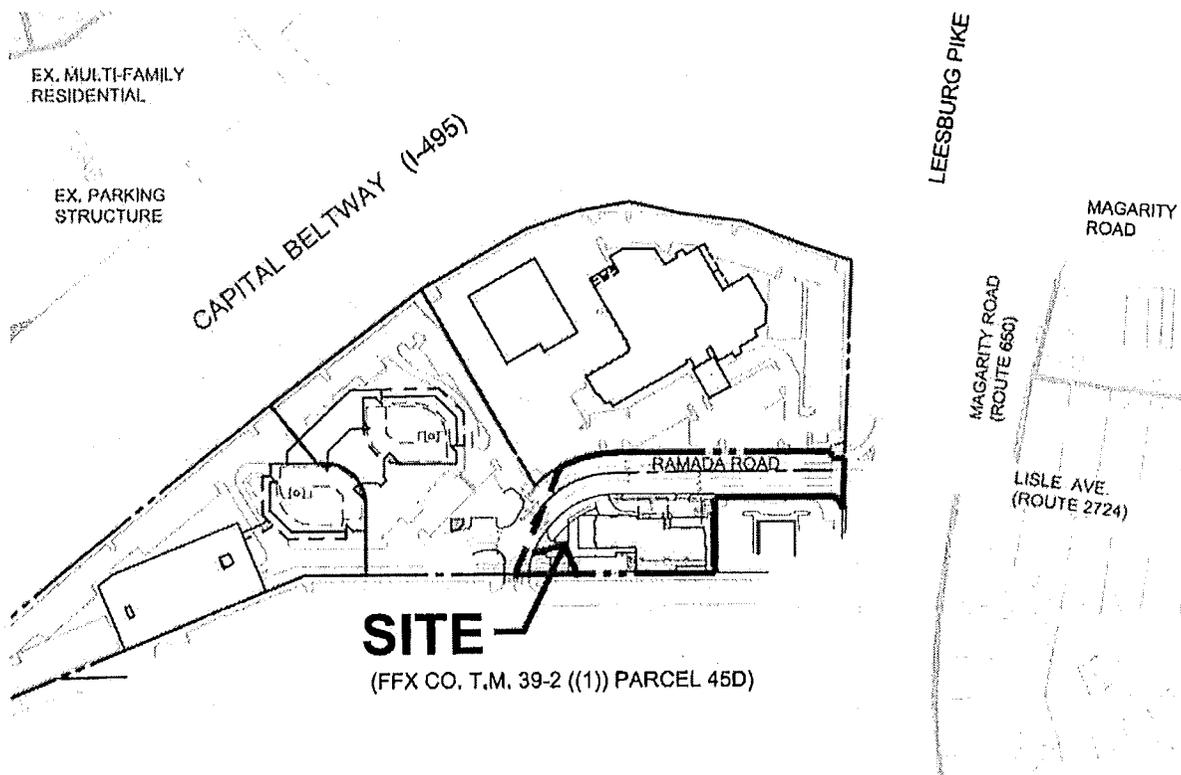
The approximately 1.62 acre (70,652 square foot) Property is located in the Providence Magisterial District and is zoned to the C-4 High Intensity Office District, which permits hotels by special exception, and the H-C Highway Corridor Overlay District. The Property is not subject to any proffers. The hotel will replace a surface parking lot that is located on the northern portion of the Property to the rear of the adjacent United Bank.

The Property is located in Leesburg Pike/Route 7 along Ramada Road, a private drive. The Property abuts the United Bank and Leesburg Pike/Route 7 to the north, an office building to the east, and Ramada Road and the Westin Hotel to the west.

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Information Regarding the Proposed Use (Par. 7 of Sect. 9-001 of the Ordinance)

In accordance with Par. 7 of Sect. 9-011 of the Fairfax County Zoning Ordinance (Submission Requirements), responses regarding the proposed use are provided in the lettered paragraphs below.

A. Type of operation(s).

Full-service Residence Inn hotel with 155 rooms.

B. Hours of operation.

The proposed hotel will be used 24-hours per day all year round.

C. Estimated number of patrons/clients/patients/pupils/etc.

The proposed hotel will be able to accommodate a maximum of 310 guests.

D. Proposed number of employees/attendants/teachers/etc.

The proposed hotel will have an estimated 40 employees. However, it is estimated that there will be only 15-20 employees on the Property at any given time.

- E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

The proposed 155 room hotel use generates 70 AM weekday peak hour trips (43 in, 27 out), 91 PM peak hour trips (48 in, 43 out) and 1,014 weekday trips based on ITE Trip Generation Manual (8th Edition) trip rates. The traffic volumes proposed do not trigger a VDOT Chapter 527 review for proposed land use changes.

- F. Vicinity or general area to be served by the use.

The proposed hotel will serve Tysons Corner and the surrounding area.

- G. Description of building façade and architecture of proposed new building or additions.

The proposed architecture will be consistent with the high standards of the Marriott Residence Inn brand and will be fully compatible with the surrounding commercial uses.

- H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on-site and the size and contents of any existing or proposed storage tanks or containers.

It is not anticipated that there will be any hazardous or toxic substances generated, utilized, stored, treated or disposed of on the site. If any of these materials are used, such use will comply with all applicable laws and regulations.

- I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

The proposed use complies with all applicable ordinances, regulations, adopted standards and applicable conditions, with the exception of the following, for which waivers/modifications are requested:

Zoning Ordinance Waiver/Modification Requests:

1. A waiver from the required loading spaces for the hotel specified in Zoning Ordinance § 11-203(10). Loading for the hotel will be provided at the front of the building.

Public Facilities Manual Waivers/Modification Requests:

1. Modification of the geometric parking standards of PFM § 7-082.2 to permit up to a 4% projection of structural columns within parking structures into the required parking stall area. The parking stalls affected by such structural columns shall count toward the number of required parking spaces.
2. Modification of PFM § 12-0515.6B to allow trees to be located above utilities associated with the bio-retention utilities of which those trees are a part and to receive tree cover credit for such trees.

Response to Special Exception General Standards

1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

The Property is part of the Tysons Corner Urban Center East Side Non-TOD District, Beltway/Route 7 Subdistrict. The Comprehensive Plan recommends that this area be redeveloped in a manner that retains its existing character, which provides for a transition in scale to the neighborhood east of Tysons Corner.

The proposed hotel use and height on the Property is in harmony with the recommendations of the Comprehensive Plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The Property is zoned C-4, which is “established to provide areas of high intensity development where predominantly non-retail commercial uses may be located such as office and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.” The proposed hotel use is compatible with the high intensity commercial character and tall buildings of the district.

The proposed height of the hotel is 120 feet, exclusive of the mechanical penthouse and architectural features that will extend no more than 30 feet above the main roof line and shall comprise less than 25% of the total roof area. Moreover, these features have been integrated into the overall design of the building.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The proposed hotel use and height on the Property will be in harmony with the existing surrounding commercial and hotel uses. Given this harmony, potential redevelopment of the surrounding properties will not be discouraged.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Pedestrian and vehicular traffic associated with the proposed hotel use has been analyzed in the Traffic Impact Analysis that is being submitted with this application and has been determined to be satisfactory. The anticipated increase in traffic associated with the proposed hotel will not be hazardous and will not conflict with the existing and anticipated traffic in the area. Moreover, the proposed landscaping and streetscaping are consistent with the Tysons Urban Design Guidelines to the maximum extent possible and will therefore improve vehicular circulation and the pedestrian experience in the area.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The Applicant is providing 15% open space, as required in the C-4 District.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

All utility, drainage and parking facilities to serve the proposed hotel will be provided as indicated on the special exception plat, and as may be approved by the Department of Public Works and Environmental Services (DPWES).

A total of 134 parking spaces are proposed for the hotel at a rate of .86 spaces per room, as indicated on Sheet 14 of the enclosed Special Exception plans. The proposed parking rate exceeds the minimum parking rate specified in Section 6-507 of the Zoning Ordinance for hotels in Non-TOD Districts.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

Signs will be installed in accordance with the provisions of Article 12.

Summary

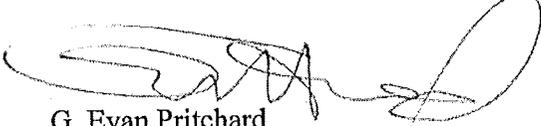
With the proposed hotel, the Applicant is proud to contribute to Tysons' continued growth and vitality, particularly with the new Metro stations scheduled to open in Tysons later

this year. The waivers and modifications that are sought pursuant to this special exception request are minor and are in conformance with the recommendations of the Comprehensive Plan.

Please do not hesitate to contact me if you have any questions or require additional information to process this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.


G. Evan Pritchard



County of Fairfax, Virginia

MEMORANDUM

DATE: October 7, 2014

TO: Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis
SE 2014-PR-001 (7799 Leesburg Pike, LLLP c/o Lerner Enterprises)

The memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the Special Exception Plat dated August 15, 2013 as revised through August 15, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant requests a Special Exception application for a new hotel on a 1.62 acre portion of a 4.27 acre parcel in Tysons. The site is zoned C-4 High Intensity Office District and Highway Corridor Overlay District (HC) and is currently developed with a surface parking lot. A hotel use is only permitted by Special Exception in the zoning district. The proposed Floor Area Ratio (FAR) is 1.65, and 15% open space will be provided.

LOCATION AND CHARACTER OF THE AREA

The application property is located at 7799 Leesburg Pike [Tax Map # 39-2 ((1)) 45D pt.] and measures approximately 1.62 acres. The site is located in the southeast corner of the Leesburg Pike (Route 7) and Capital Beltway/Interstate 495 (I-495) intersection. To the north of the site, there is financial institution, and an office building is located to the east. Across Ramada Road to the west, there is a hotel. There is also an office building next to application site on the same parcel (Parcel 45D), which is not part of the application.

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COMPREHENSIVE PLAN CITATIONS

In the Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center, Amended through 2-12-2013, District Recommendations, the Plan states the following on Pages 179 – 185:

“The East Side District is a residential district, which is located on the edge of Tysons, mostly to the east and south of the Tysons East TOD District. As an “edge district,” it will have lower intensities than other parts of Tysons, enabling it to serve as a transition area between higher intensity TOD districts and the adjacent Pimmit Hills neighborhood abutting Tysons.

Portions of the East Side District are envisioned to redevelop into urban residential neighborhoods. These new neighborhoods should include limited retail and office uses intended to support the local residential population and to provide Tysons with some live-work opportunities.

As redevelopment occurs in portions of the district, the street network will become a finely scaled grid of streets, encouraging walking and biking. Connections to Metro stations will be provided by a future transit circulator, walking paths and the new grid of streets. The district will have a distinct residential quality, where neighbors can socialize in one of the many pocket parks that are planned to be located throughout the district. The district provides an opportunity to add recreational facilities to those already provided at the existing Westgate Park and School.

Guidance for evaluating development proposals in each subdistrict is contained in the Areawide Recommendations and the following subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the Areawide and subdistrict guidance can be satisfied by development proposals.

BELTWAY/ROUTE 7 SUBDISTRICT

“The only portion of the East Side District that is developed with commercial use is the North and South quadrants of the Beltway/Route 7 Subdistrict. The North quadrant is entirely developed with office use and the South quadrant is developed with office use and a hotel.

The North quadrant is planned for and developed with office, support retail and service uses up to .85 FAR. As an option, the office building on Tax Map 39-2((1))62B may be appropriate for an expansion up to .90 FAR, if a development proposal provides for the following:

- Any expansion or alteration should maintain the existing buffer area and screening to avoid any visual impacts on the adjacent housing;
- Any additional structures on the subject property should be designed to be architecturally compatible with the existing office buildings;

- A transportation analysis should be performed in conjunction with any development application, and commitments for any improvements identified as needed to mitigate transportation impacts directly related to site generated traffic should be provided;
- Any cellar space included in the expansion will not be used for office space or other peak hour traffic generating purposes.
- Building height does not exceed 130 feet (also, see Building Height Guidelines).

The South quadrant should retain its existing character which provides a transition in scale to the neighborhood east of Tysons Corner. The office buildings and hotel adjacent to I-495 are planned and developed up to 1.0 FAR, and the office uses adjacent to George C. Marshall High School are planned and developed up to .50 FAR. Building heights range from 75 to 105 feet, depending upon location (see Building Heights Map and Building Height Guidelines in the Areawide Urban Design Recommendations).”

LAND USE ANALYSIS

The application site is located in the South quadrant in the Beltway/Route 7 Subdistrict of the East Side District, which is a residential district on the edge of Tysons. The Plan specifically notes that “the South quadrant should retain its existing character which provides a transition in scale to the neighborhood east of Tysons Corner....building heights range from 75 to 105 feet, depending upon location...” The Conceptual Land Use map in the Comprehensive Plan shows the area planned for office. On the Conceptual Building Heights Map (Map 10) in the Comprehensive Plan, the application site is in the Tier 5 category, which recommends building heights between 50 to 75 feet, though the site is on the Tier 4 (75’ – 130’) boundary.

The applicant proposes a new hotel use up to 1.65 FAR and approximately 120 feet in maximum building height. The new building will have 10 stories and a penthouse level and will measure approximately 116,576 square feet in area. A total of 134 parking spaces are proposed on site. In the original plan submission dated August 15, 2013 and sealed December 20, 2013, the applicant proposed a new hotel use up 142 feet in height and 116,597 square feet in area, which triggered a Special Exception application for an increase in building height. A subsequent submission included a building up to 143.5 feet in height. However, the request for additional height is no longer required. Generally, the proposed hotel use does not conflict with the Plan’s recommendation for the application site since the immediate surrounding uses include office and hotel uses. However, the proposed height slightly exceeds the Plan recommendations for the application site, though 120 feet is permitted by-right in the C-4 District.

The Plan states the following recommendations in the Tysons Corner Urban Center Comprehensive Plan guidance on Page 115:

Building heights and massing should respond to context, intended uses, and the Plan's vision for specific locations. Buildings may be oriented to maximize their view potential, but their location and orientation should take into consideration uses in the immediate vicinity...

Height limits do not include mechanical penthouses, architectural features, or elements affixed to buildings which are part of innovative energy technology such as wind turbines or solar panels. However, these features should not excessively increase the building height.

The hotel will be clearly visible in an area envisioned to be transitional in scale to the surrounding "edge" locale in Tysons. Though there is a compatible hotel across Ramada Road (to the west), there are adjacent buildings that are lower in height, including a two-story financial institution to the north along Leesburg Pike and a five-story commercial building to the east. As previously noted, the applicant formerly proposed a building up to 143.5 feet in height, but now the proposed square footage (116,597 square feet) remains the same at a reduced height since the building is now more elongated. Other design changes include an improved "back" or east elevation, which translates slightly better to the existing five-story building. The five-story building serves as a transitional building between the proposed hotel and low density apartments further to the west.

The design of the building also includes an architectural feature with a light-emitting diode (LED) strip along the main façade of the building. The main face of the architectural feature, which spans vertically from the ground floor to the top of the penthouse, is most prominently viewed along Route 7. A measurement of the architectural feature is not included in the latest plan, and signage is also proposed on the feature above the roof. Staff encourages the applicant to consider relocating the proposed signage area on the architectural feature to minimize exaggeration of the building's height, especially since the LED light will be highly visible. Signage is also proposed along the penthouse wall facing west.

CONCLUSION

The proposed hotel building will be located in an "edge" area with similar uses, including existing office and hotel uses, which is envisioned to be transitional to the area east of Tysons. The new hotel is compatible with the existing uses, but the proposed height slightly exceeds the Plan's vision for the area. However, there is an existing hotel across Ramada Road at a similar height, and 120 feet is the permitted maximum height in the C-4 District. With the applicant's considered approach to signage placement and the prominence of the LED feature, staff believes that the proposal meets the Comprehensive Plan guidance.

PGN/BJC



County of Fairfax, Virginia

MEMORANDUM

DATE: October 8, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division,
Department of Planning & Zoning

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: Lerner Co. Residence Inn
SE 2014-PR-001

The Office of Community Revitalization (OCR) has reviewed the plan set, submitted August 15, 2014, for the above referenced case, a special exception application for a proposed 155 room hotel in the C-4 zoning district. The subject property is a 1.62 acre property located on Ramada Road near Leesburg Pike and the Leesburg Pike access ramp to the Capital Beltway (I-495). The property is located in the southern corner of the East Side Planning District in the Tysons Corner Urban Center. The East Side District serves as a transition from the more intense TOD area near the metro station and the neighboring lower density residential areas.

Streetscape and Roadway Design

Applicant has worked to improve the streetscape and the pedestrian experience on and around the site. OCR is providing the following recommendations that may improve the quality of the streetscape.

- Although some changes have been made to improve pedestrian and vehicular movement, staff is still concerned about the number and width of curb cuts required for the current design. Details should be provided, including the location, width of the sidewalk and types of paving materials to be used for the area near the garage and loading entry. There is a concern that the continuity of the sidewalk crossing the vehicular entry area is lost and the priority is given to vehicles rather than pedestrians. The sidewalk should maintain a consistent material and grade as it crosses the drive aisle.

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12055 Government Center Parkway, Suite 1048
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- Effort should be made to improve the pedestrian experience and consider the long term development potential of the neighboring properties. The streetscape design and building setback should consistently incorporate the urban design recommendations in the Comprehensive Plan (6' minimum Landscape Amenity Panel, 6' minimum Sidewalk and 4' to 12' Building Zone). Ideally, the applicant seek changes to the relevant easements to allow for a reduction of the number of drive lanes and permit the widening of the landscape amenity panels and sidewalks on north side of Ramada Road (Lisle Avenue).
- Add signage to support the midblock pedestrian crossing.

Building and Site Design

Architecturally, the overall rhythm and massing of the building is generally appropriate for this site. The addition of an architectural element can be an asset to the design and provide an opportunity for signage; however, the proposed fin seems incompatible with the established design language and detailing of the rest of the building. Staff recommends that the applicant:

- Consider how the architectural element and porte cochere can be better integrated into the building design.
- Revise the treatment of the building skin using a more contemporary material palette, possibly an elongated brick in cooler shades of color that is more in keeping with the vision for Tysons and compatible with the architectural style of the fin and porte cochere.

CC: Bobby Katai, Staff Coordinator, DPZ
Tracy Strunk, AICP, Deputy Director, OCR
OCR Files



County of Fairfax, Virginia

MEMORANDUM

DATE: October 28, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PAN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SE 2014-PR-001
Lerner Enterprises, LLP

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special exception plat as revised through August 15, 2014. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 7-9:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

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- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Tysons Corner Urban Center, Areawide Recommendations: Environmental Stewardship, as amended through April 29, 2014, page 74:

“Tysons Corner is located in the headwaters area of several of the county’s watersheds. Watershed management plans have been prepared for each of these watersheds; these plans identify a comprehensive set of projects needed to improve stream habitat conditions. These efforts are intended to be pursued independent of development proposals and are not dependent upon such proposals for implementation. However, the provision of effective stormwater management controls for new development and redevelopment projects in these watersheds is imperative to the success of watershed planning efforts. Redevelopment offers considerable opportunities to improve upon past stormwater management practices.

Receiving waters downstream of Tysons should be protected by reducing runoff from impervious surfaces within Tysons. By using a progressive approach to stormwater management, downstream stormwater problems can be mitigated and downstream restoration efforts can be facilitated. Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.

Measures to reach this goal may include application of Low Impact Development (LID) Techniques (including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse). The incorporation of LID practices in the rights-of-way of streets will also support this goal; such efforts should be pursued where

allowed. There is also a potential for the establishment of coordinated stormwater management approaches to address multiple development sites.”

Fairfax County Comprehensive Plan, 2013 Edition, Tysons Corner Urban Center, Areawide Recommendations, as amended through April 29, 2014, Green Buildings, page 76:

“Currently Fairfax County encourages new buildings in mixed use centers to have Leadership in Energy and Environmental Design (LEED) certification, or the equivalent. The concept of green buildings recognizes that certain design and construction practices can increase the efficiency of resource use, protect occupants’ health and productivity, and reduce waste and pollution. LEED, developed by the U.S. Green Building Council, is just one rating system used to measure a building’s effectiveness on these measures. Non-residential development in Tysons should achieve LEED Silver certification or the equivalent, at a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices.”

Fairfax County Comprehensive Plan, 2013 Edition, Tysons Corner Urban Center, as amended through April 29, 2014, Areawide Recommendations: Environmental Stewardship, pages 73-74 and 84-85:

“Tysons’ redevelopment should be pursued in a manner that will reduce greenhouse gas emissions to help achieve 80% greenhouse gas reductions within the region by 2050 in accordance with the Cool Counties Climate Stabilization Initiative adopted by the Fairfax County Board of Supervisors. These reductions can only be attained through reductions in energy use and associated greenhouse gas emissions from transportation and buildings. Innovative energy efficiency and conservation strategies should be incorporated into all redevelopment projects. . . .

Green Building Design and Energy/Resource Conservation

Existing Fairfax County policy calls for certain zoning proposals for nonresidential development and multifamily residential development of four or more stories in urban centers to incorporate green building practices sufficient to attain LEED certification or its equivalent. Nonresidential development in Tysons should go one step further and seek LEED Silver certification or equivalent as a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices.

All redevelopment projects in Tysons should incorporate design elements and practices that will reduce the use of energy and water resources. There are numerous strategies available that are outlined in green building rating systems such as the LEED program, and strategies such as these should be pursued in support of or in addition to efforts to attain LEED Silver certification or its equivalent. . . .”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Water Quality

The Comprehensive Plan recommends that three levels be satisfied in order to achieve full conformance with the Plan:

- 1) Meet the PFM standards
- 2) Meet the LEED standards for water quantity control
- 3) Retain the 1st inch of rainfall onsite

Based on the information provided by the applicant it appears that water quantity and quality control measures are being provided in a manner consistent with the recommendations of the Comprehensive Plan. However, this information has not undergone a completed review by staff within DPWES in order to ensure that the calculations provided are accurate and consistent.

Green Buildings

The revised materials allude to an agreement to provide green building measures consistent with the recommendations of the Comprehensive Plan for the Tysons Corner Urban Center. The Plan recommends that non-residential development in Tysons attain, at a minimum, the United States Green Building Council's (USGBC) LEED Silver certification or an equivalent. The applicant should commit to the attainment of LEED Silver certification or an equivalent.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: February 2, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief *JCU For MAD*
Site Analysis Section, DOT

FILE: 3-5 (SE 2014-PR-001)

SUBJECT: ADDENDUM SE 2014-PR-001; 7799 Leesburg Pike, LLLP C/O Lerner Enterprises
Tax Map: 039-2 ((01)) 0045D

This department has reviewed the plat revised through August 15, 2014 and we have the following comments.

The subject parcel is located in the Tysons Corner Urban Center and is subject to contributions to both the Tysons-wide Transportation Fund and Tysons Grid Fund. As it states in the approved policies of each fund, they are intended to collect monies in conjunction with development of property within the Tysons Corner Urban Center pursuant to any PTC rezoning action and Special Exception and Special Permit applications that result in an increase in building square footage. The subject parcel is an existing surface parking lot. To propose a 155-room hotel building on the subject parcel is an action that increases building square footage on this site. The proposed use will result in an intensification of the existing use, increase in traffic, and impact to the existing road network. Therefore, staff has requested the applicant to contribute to both the Tysons-wide Transportation Fund and Tysons Grid Fund.

Despite staff's recommendation and reiteration that the applicant should contribute to the Tysons-Wide and Tysons Grid of Streets Funds, the applicant has claimed that the proposed use is a less intensive use than the office development that could be built by-right and opted to pay the current Tysons Transportation Fund based on the proposed non-residential square footage. Staff has provided a development condition for the contribution to the Tysons Transportation Fund.

The applicant has reduced the lane widths of Lisle Avenue to accommodate additional streetscape on the hotel frontage. Ordinarily, a street in this context has 11-foot-wide lanes; the applicant is maintaining 12.5-foot-wide lanes. Added opportunities to reduce the lane width and enhance the streetscape are available.

If the applicant remains interested in constructing the mid-block crosswalk on Lisle Avenue, a private street, they should be solely responsible for the cost of the curb ramps, the crosswalk, and the permission to construct the project.

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot



Ms. Barbara Berlin, Director
February 2, 2015
Page 2 of 2

The applicant has proposed a parking reduction rate equivalent to what is required by a PTC zoning rate of 0.86 parking spaces per hotel room in non-TOD districts. The applicant has expressed that parking demand would be managed with the provision of a shuttle service to nearby Metro stations and to Tysons business/tourist centers. Staff is working with the applicant on a condition that the hotel provide such shuttle service as a means to reduce on-site parking demand. Staff has recommended that the shuttle service be provided every 30 minutes from 6 AM to 7 PM, daily.

MAD/AY
cc: Bob Katai



County of Fairfax, Virginia

MEMORANDUM

DATE: April 17, 2014

TO: Bobby Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bin Zhang, Tysons Corner Site Reviewer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application #SE 2014-PR-001;
LDS Project #4717-ZONA-001-1;
Residence Inn Tysons Corner dated April 1, 2014;
Pimmit Run Watershed;
Tax Map #039-2-((1))-0045D Part; Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) designated on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no applicable downstream drainage complaints on file.

Stormwater Quality Control

Water quality controls are required for this redevelopment. The applicant indicates that the phosphorous removal requirements will be satisfied with the use of green roof and urban bio-retention areas. Preliminary computations have been provided on Sheet 16E.

Stormwater Quantity Control

Currently, there is an existing underground detention facility (County ID UG0405) located south of the parking lot to satisfy stormwater quantity control requirement. With the layout proposed with this special exception, the imperviousness of the site would be reduced by 1.7%.

Department of Public Works and Environmental Services
Land Development Services,
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-324-3908



The existing facility would be sufficient to handle the onsite runoff. No additional detention is required.

Adequate Outfall

An outfall narrative has been provided on Sheet 15A. The applicant has identified the point where the drainage area exceeds 100 times the contributing site area, and the flow path from the site to this point. The extent of review for this SEA is located at Pimmit Run where the total drainage area is 166 acres which is greater than 100 times the site area (0.81 acre). The outfall requirements specified in the PFM shall be addressed with site plan submission.

Tysons Corner Urban Center, Areawide Recommendations

The Environmental Stewardship Guidelines state that the reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should provide stormwater control measures that are substantially more extensive than minimum requirements. Among other recommendations, the first inch of runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support these goals.

The applicant has provided a preliminary computation on Sheet 16A stating that 100% of the applicable site area is captured by a BMP, and 1.00 inch of rainfall will be retained on-site through the use of runoff reduction methods including vegetated roof, rooftop planters, and bio-retention. This includes offsite area along Ramada Road being treated with onsite facilities.

In addition, the applicant indicates that the runoff reduction practices proposed are sufficient to attain the stormwater quality and quantity control credits of LEED SS 6.1 & 6.2. Preliminary computations have been provided on Sheet 17.

Other Comments:

With respect to the preliminary design information that is shown on the SE, DPWES offers the following additional comments:

- 1) Sheet 3. Clearly show location of the existing stormwater management facilities (County ID UG0301 & UG0405), and provide appropriate labels.
- 2) Sheet 4. Show and label the existing stormwater management facility on the bank property.



- 3) Sheet 16A.
 - a) Please consolidate all onsite areas into "Drainage Area A". The total area of "0.80" shall be used. The intent of having five drainage areas is to allow users to have separate drainage areas based on the outfalls of the site. However, the information presented has separated the drainage areas based on the facilities.
 - b) The credit achieved by treating offsite areas can be added through a separate calculation, like the one on the left side of this sheet. There is no need to show the Land Use Summary for Offsite drainage area.

- 4) Sheet 16B.
 - a) Please list all onsite BMPs on the same spreadsheet.
 - b) Facilities B, C, and D are various types of urban bioretention Spec.9A. The maximum drainage area allowed is 2,500 sf. Although larger areas may be allowed, not enough details have been provided at this time to make a determination. Such review would be done with the site plan, and there is no guarantee of approval. Staff suggests the applicant to divide the bioretention areas into several cells to solve the problem.

- 5) Sheet 16C, 16D
 - a) Please consolidate all BMPs in the same drainage area.

- 6) Sheet 16E
 - a) The rooftop planters do not meet current PFM standards. No phosphorous credit can be taken.
 - b) Removal efficiency for green roof is 40% per PFM.

Recent and Future County Code and regulation changes:

Implementing the Environmental Stewardship Guidelines for the Tysons Corner Urban Center will require a progressive approach to stormwater management that recognizes evolving technology and incorporates innovative stormwater management measures and techniques, Achieving the goals and objectives may require the use of alternative standards which might not be entirely consistent with, or even addressed in, the current PFM based on the unique characteristics of the urban environment. Recognizing that such alternatives standards may differ from the current requirements, the PFM was amended to add § 2-1200 (Tysons Corner Urban Center), effective May 1, 2013, to allow alternatives to be approved by the Director of DPWES in circumstances where strict application of the PFM standard cannot be met for a particular site and where new or creative urban designs are proposed, subject to certain criteria. If such alternatives are proposed, the Site Plan shall include the final design, construction, operation and maintenance details, computations, supporting data, descriptions and rationale. The Director will also consider the possible impacts on public safety, the environment, aesthetics and maintenance burden, and may impose conditions. Any alternatives must be in substantial conformance with the development plans and proffers, consistent with any



Bobby Katai, Staff Coordinator
Special Exception #SE 2014-PR-001; Residence Inn Tysons Corner
LDS Project # 4717-ZONA-001-1
Page 4 of 4

applicable urban design guidelines and standards, and comply with federal, state or local codes and regulations, etc., from which variances may not be granted at the local level.

On January 28, 2014, the Fairfax County Board of Supervisors adopted the Stormwater Management Ordinance (Ordinance), Chapter 124 of The Code of the County of Fairfax, Virginia, and related amendments to the Public Facilities Manual (PFM). The new Ordinance and PFM amendments implement the Virginia Stormwater Management Act (Va. Code Ann. § 62.1-44.15:24, et seq.) and Virginia Stormwater Management Program (VSMP) Regulation (9VAC25-870 et seq.). The Ordinance becomes effective July 1, 2014, except that the Board approval allows for deferring implementation if the State delays the effective date. Land-disturbing activities that are not exempt from the Ordinance and that either do not have coverage under the state General Permit for Discharges of Stormwater from Construction Activities prior to the effective date, or do not meet the criteria for grandfathering, must comply with the new technical requirements contained in Article 4 of the Ordinance. DPWES has issued a Technical Bulletin (No. 14-04) on February 19, 2014 to clarify requirements for grandfathered projects and projects with state General Permit coverage.

The County is also participating in the ongoing code changes of the national and state building codes to, among other things, enhance and expand the provisions regarding rainwater harvesting and reuse within buildings.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the Special Exception Plat, or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

Please contact me at 703-324-1720 if you require additional information.

cc: Durga Kharel, Chief, Central Branch, SDID, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services,
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-324-3908





County of Fairfax, Virginia

MEMORANDUM

DATE: October 30, 2014

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: 7799 Leesburg (Residence Inn at Tysons); SE 2014-PR-001

RE: Request for assistance dated October 30, 2014

Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted SE plat (see UFMD memo dated April 28, 2014) appear to be adequately addressed. There are no additional UFMD comments or recommendations on this application based on tree and landscape related issues.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMDID #: 187943

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: November 22, 2013

TO: Virginia Ruffner
Application Acceptance, Zoning Evaluation Division

FROM: Michelle O'Hare, Deputy Zoning Administrator
Ordinance Administration Branch

SUBJECT: Special Exception Application (SE 2013-0220)
7789 Leesburg Pike, Residence Inn Tysons Corner
Tax Map Ref. #: 39-2 ((1)) 45D
Zoning Districts: C-4, H-C

Upon review of the special exception application, we have deemed Ramada Road to be most similar to a travel way. Therefore, the Ramada Road street line is not considered a front lot line. The minimum yard requirements for the special exception application are based on property boundaries of Parcel 45D. The property lines adjacent to the proposed hotel are deemed side yards, which have no minimum yard requirement in the C-4 District.

It is noted that Parcel 45D and the abutting property, Parcel 47A were developed under one site plan, Site Plan # 4717-SP-01-2, titled "7799 Building" containing two, 11-story office towers and two structured parking garages, having 377,528 square feet of gross floor area. As part of the review of the special exception application, it needs to be demonstrated that Parcels 45D and 47A can independently meet all of the current Zoning Ordinance requirements of the C-4 District. Additionally, the special exception application and any subsequent site plans for these parcels must provide a statement that Parcels 45D and 47A shall be considered a single unit for purposes of application of the Fairfax County Zoning Ordinance.

Please let me know if you have any questions on this matter.

CC: Michael Chauncey, Zoning Evaluation Division

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards: SPECIAL EXCEPTIONS 9-9

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-503 Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-512 Additional Standards for Hotels, Motels

1. When located in an I district, such a use shall be an integral design element of a site plan for an industrial building or building complex containing not less than 100,000 square feet of gross floor area.

PART 2 4-200 C-2 LIMITED OFFICE DISTRICT

4-201 Purpose and Intent

The C-2 District is established to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; to provide for such uses in a low intensity manner such that they can be employed as transitional land uses between higher intensity uses and residential uses; and otherwise to implement the stated purpose and intent of this Ordinance.

4-202 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Financial institutions.
4. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
5. Nursery schools and child care centers.
6. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
7. Private schools of general education, private schools of special education.
8. Public uses.
9. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 205 below.
10. Telecommunication facilities.

4-203 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 4 - Community Uses, limited to:
 - A. Swimming clubs and tennis clubs/courts
2. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
3. Group 7 - Older Structures, limited to:
 - A. Restaurants
 - B. Rooming houses
4. Group 8 - Temporary Uses.

4-204 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Colleges, universities
 - B. Conference centers and retreat houses, operated by a religious or nonprofit organization

- C. Congregate living facilities
 - D. Cultural centers, museums and similar facilities
 - E. Independent living facilities
 - F. Medical care facilities
 - G. Private clubs and public benefit associations
 - H. Quasi-public parks, playgrounds, athletic fields and related facilities
 - I. Alternate uses of public facilities
 - J. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Drive-in financial institutions
 - C. Eating establishments
 - D. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use
 - E. Golf courses, country clubs

4-205 Use Limitations

1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except those accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.
2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 9-309.
3. All refuse shall be contained in completely enclosed facilities.
4. All uses shall comply with the performance standards set forth in Article 14.
5. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street

parking to serve such use provided the hours of operation of the two uses do not coincide; and

- G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.

4-206 Lot Size Requirements

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-207 Bulk Regulations

1. Maximum building height: 40 feet
2. Minimum yard requirements
 - A. Front yard: Controlled by a 30° angle of bulk plane, but not less than 25 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 25 feet
3. Maximum floor area ratio: 0.50
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-208 Open Space

30% of the gross area shall be landscaped open space

4-209 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

PART 4 4-400 C-4 HIGH INTENSITY OFFICE DISTRICT

4-401 Purpose and Intent

The C-4 District is established to provide areas of high intensity development where predominantly non-retail commercial uses may be located such as office and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.

4-402 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Colleges, universities.
4. Commercial swimming pools, tennis courts and similar courts, indoor.
5. Cultural centers, museums.
6. Eating establishments, limited by the provisions of Sect. 405 below.
7. Financial institutions.
8. Funeral homes.
9. Health clubs.
10. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
11. New vehicle storage, limited by the provisions of Sect. 405.
12. Nursery schools and child care centers.
13. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
14. Parking, commercial off-street, as a principal use.
15. Private schools of general education, private schools of special education.
16. Public uses.
17. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 405 below.
18. Telecommunication facilities.

4-403 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 4 - Community Uses, limited to:
 - A. Swimming clubs and tennis clubs/courts
2. Group 5 - Commercial Recreation Uses, limited to:
 - A. Bowling alleys
 - B. Commercial swimming pools, tennis courts and similar courts, outdoor
 - C. Indoor archery ranges, fencing and other similar indoor recreational uses
 - D. Miniature golf courses, indoor
 - E. Skating facilities, indoor
3. Group 7 - Older Structures, limited to:
 - A. Restaurants
 - B. Rooming houses

4. Group 8 - Temporary Uses.

4-404 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - B. Congregate living facilities
 - C. Independent living facilities
 - D. Medical care facilities
 - E. Private clubs and public benefit associations
 - F. Quasi-public parks, playgrounds, athletic fields and related facilities
 - G. Alternate uses of public facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
3. Category 4 - Transportation Facilities, limited to:
 - A. Electrically-powered regional rail transit facilities
 - B. Helistops
 - C. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Drive-in financial institutions
 - C. Eating establishments
 - D. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use
 - E. Golf courses, country clubs
 - F. Hotels, motels
 - G. Service stations
 - H. Theaters
 - I. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518

4-405 Use Limitations

1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except outdoor seating provided in association with an eating establishment, those permitted uses, accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.
2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 9-309.
3. All refuse shall be contained in completely enclosed facilities.
4. All uses shall comply with the performance standards set forth in Article 14.

5. Eating establishments shall be permitted by right only when such use is located in a building which has a gross floor area of at least 90,000 square feet and is designed to contain at least one or more other uses permitted by right. Eating establishments which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9.
6. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.
7. New vehicle storage shall be permitted by right in accordance with the following:
 - A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
 - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
 - C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
 - D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

4-406 Lot Size Requirements

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 200 feet

3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-407 Bulk Regulations

1. Maximum building height: 120 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 25° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: Controlled by a 20° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 1.65
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-408 Open Space

15% of the gross area shall be landscaped open space

4-409 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		